

PROJECT MASTER PLAN

PORTION OF RPD-5



AS ADOPTED
BY

City of Indio

APPROVED
CITY OF INDI

Date 12-17-03
ORD. 1359

MAINIERO, SMITH AND ASSOCIATES
COUNTER COPY-PLEASE DON'T REMOVE

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1.0 EXECUTIVE SUMMARY- *Heritage Palms Retirement Community and Shopping Center*

The Project Master Plan (PMP) for US Home Corporation proposes a master planned, age-restricted, retirement community of up to 1300 dwelling units and a 6700 yard golf course on 380 acres of dune terrain located at Fred Waring Drive and Jefferson Street in the City of Indio. A site for an 11 acre Neighborhood Shopping Center is identified at the southeast corner of the intersection of Fred Waring Drive and Jefferson Street. The PMP is consistent with the Conceptual Specific Plan (CSP) for RPD 5 and is consistent with the goals and policies of the General Plan for the City of Indio.

The project is envisioned as a multi-phased development occurring over the next 5 to 7 years with the golf course and clubhouse facilities being constructed during Phases 1 and 2. Phase 1 will also see the reconstruction of a portion of Fred Waring Drive including a landscaped median, as well as signalization of Fred Waring Drive and Jefferson Drive.

The golf course, water features and major landscape areas will use water from the All-American Canal. Additional water conservation techniques will be employed throughout the development, including drip irrigation, weather station monitoring, drought tolerant landscape materials, and residential fixtures at or beyond State mandates. The overall appearance of the development, however, will be lush, particularly along Fred Waring Drive and the portions of Jefferson Street lying adjacent to the golf course north of Fred Waring Drive.

The environmental impacts are considerably less than the prediction by the City's General Plan due to the reduced dwelling unit count and population densities proposed. Mitigation measures outlined for the project include dust control during construction, traffic improvements, and water efficient landscape and irrigation methods.

2.0 PURPOSE AND INTENT

The purpose of the Project Master Plan for Heritage Palms Retirement Community and Shopping Center is to provide further implementation of the General Plan of the City of Indio as it relates to the subject property. The General Plan has delineated several land use overlays within the City where special planning considerations are called for. In the RPD (Residential Planned Development) Overlay districts, the Plan calls for first, the establishment of an overall Conceptual Specific Plan (CSP), to articulate the planning framework for each RPD. Second, individual properties produce a Project Master Plan (PMP) which outlines the detailed manner in which the property will be developed consistent with both the General Plan and the CSP.

The intent of this PMP is, thus, to establish the development program for Heritage Palms Retirement Community. The goal is a document that is consistent with the goals and objectives of the General Plan of the City of Indio and consistent with the CSP for RPD 5.

3.0 AUTHORITY AND SCOPE

This PMP is intended to be the functional equivalent of a Specific Plan as used by the State of California. The State authorizes cities and counties to adopt Specific Plans as appropriate in implementing their General Plans. Such a plan is to include the detailed regulations, conditions, programs, and any proposed legislation that is necessary for the systematic implementation for the General Plan. The Specific Plan provides the linkage between the General Plan (and the general goals and policies of the City) and the detailed implementation program of that Plan with tools such as zoning ordinances, subdivision ordinances, and the like.

The Government Code (Section 65451) sets for the minimum requirements of a Specific Plan and states:

A specific plan shall include a text and diagram or diagrams which specify all of the following in detail:

- 1). The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- 2). The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- 3). Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- 4). A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

The specific plan shall include a statement of the relationship of the specific plan to the general plan. The establishment of specific performance, design, and development standards is set forth to guide the development of the subject property in such a way as to implement the General Plan and the CSP while maintaining some flexibility in the ability to respond to changing conditions which are a factor in any long term development.

The Heritage Palms Retirement Community Master Plan will assure the consistent and logical use of the subject property, including land use, architecture and landscape design, logical phasing, and assure adequate and efficient provision of public services relating to the development of the planning area.

4.0 THE SITE AND HISTORY OF THE PROPERTY

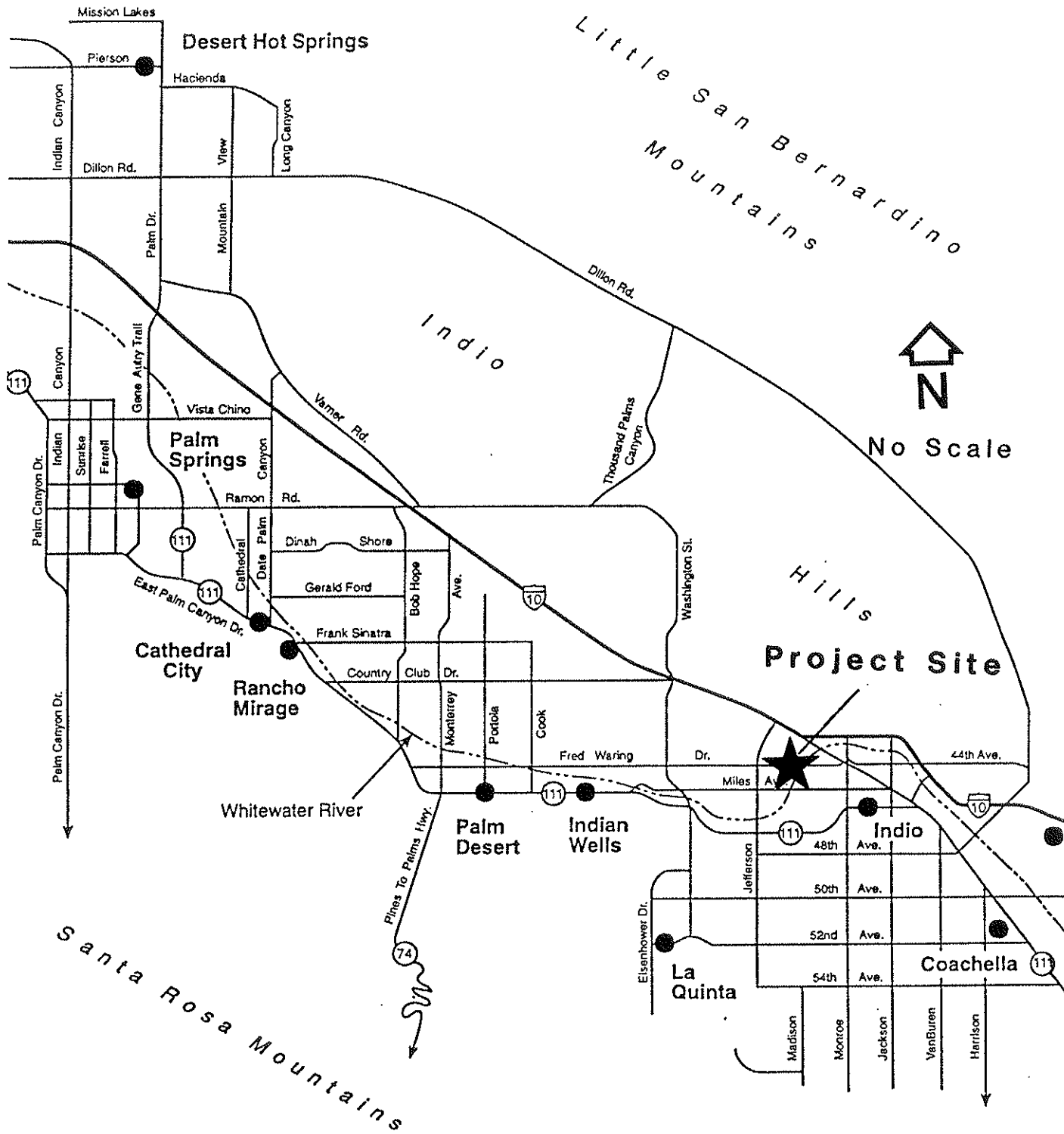
The property in question is located at the westerly edge of the City, abutting the City of La Quinta (vacant property) and Riverside County/Bermuda Dunes (vacant property) as shown in Exhibits 1 and 2. The General Plans for all three jurisdictions show a predominant land use of low density residential (2 to 5 d.u./acre). The site has some minor topographic features in the form of stable, mesquite regime sand dunes running northwest to southeast. Fred Waring Drive bisects the property. Jefferson Street forms the westerly boundary of the site.

Existing adjacent land uses include single family housing on the east side of Burr Street (The Liberia Tract), some mixed use industrial, church and housing to the north, along 43rd Avenue, and agriculture and housing to the east of the All American Canal. Vacant land and a golf course (Indian Springs Country Club) exist south of Miles Avenue, the southerly boundary of the project site. Exhibit 3 is an aerial photograph showing the site and the surrounding area.

The only historically recorded use of the subject property was that of a date orchard which existed from the late 1930's into the 1960's. It was located in the southeast corner of the site near the Coachella Valley Storm Channel which forms a portion of the site's easterly boundary.

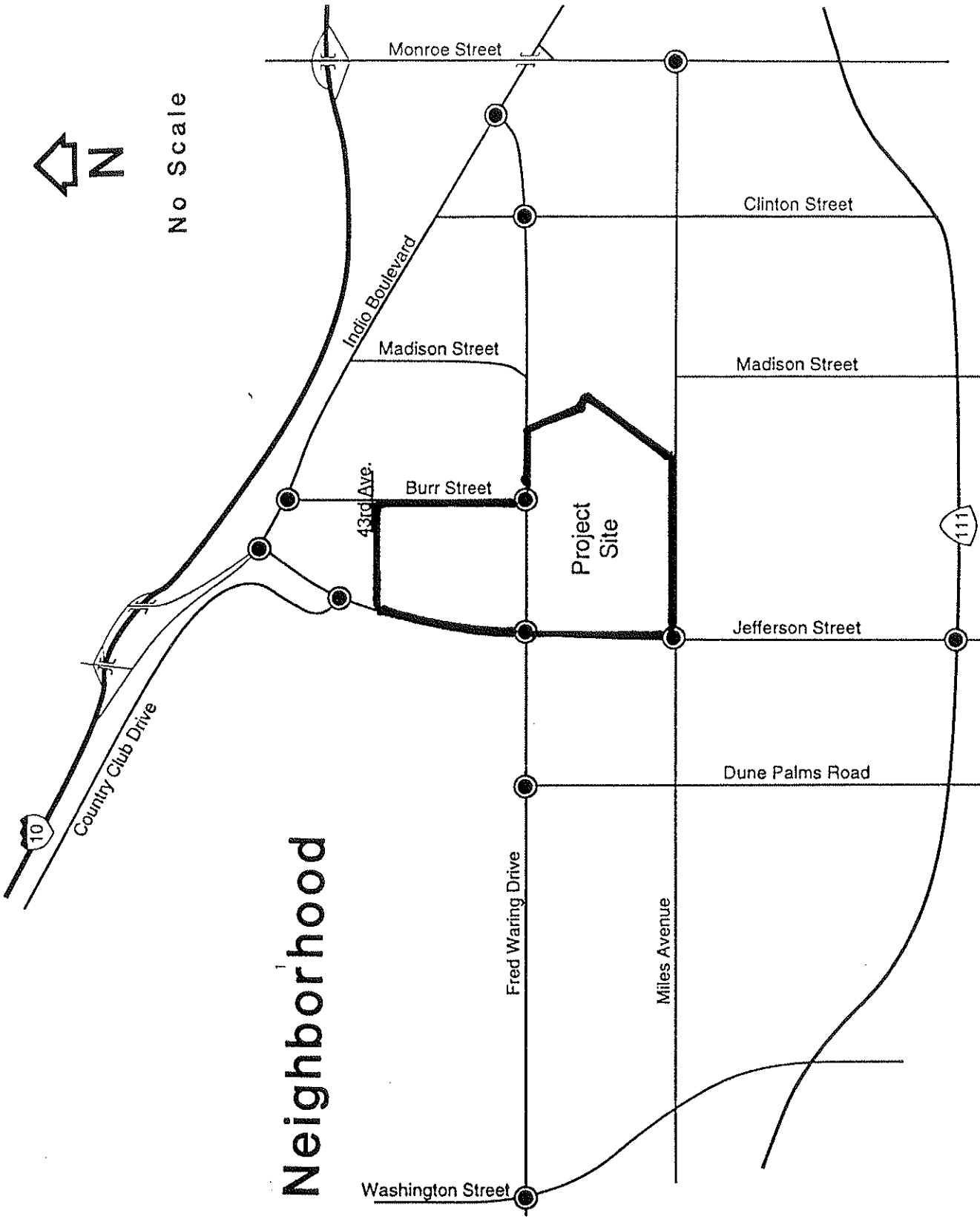
Prehistorically, the site was used by Native American Indians, particularly during the existence of prehistoric Lake Cahuilla, a fresh water lake that occupied the easterly end of the Coachella Valley until around 1500 a.d. The site was on the generally accepted shoreline of the lake. Artifacts found at the site indicate a fairly intense level of occupation. Use of the site diminished as the lake receded, although the presence of Mesquite plants probably insured its ongoing use for food gathering.

The site is located within RPD 5, a Planned Residential Development delineated on the City's General Plan as capable of developing an influential portal to the City from the west.



Coachella Valley

EXHIBIT 1



Neighborhood

EXHIBIT 2

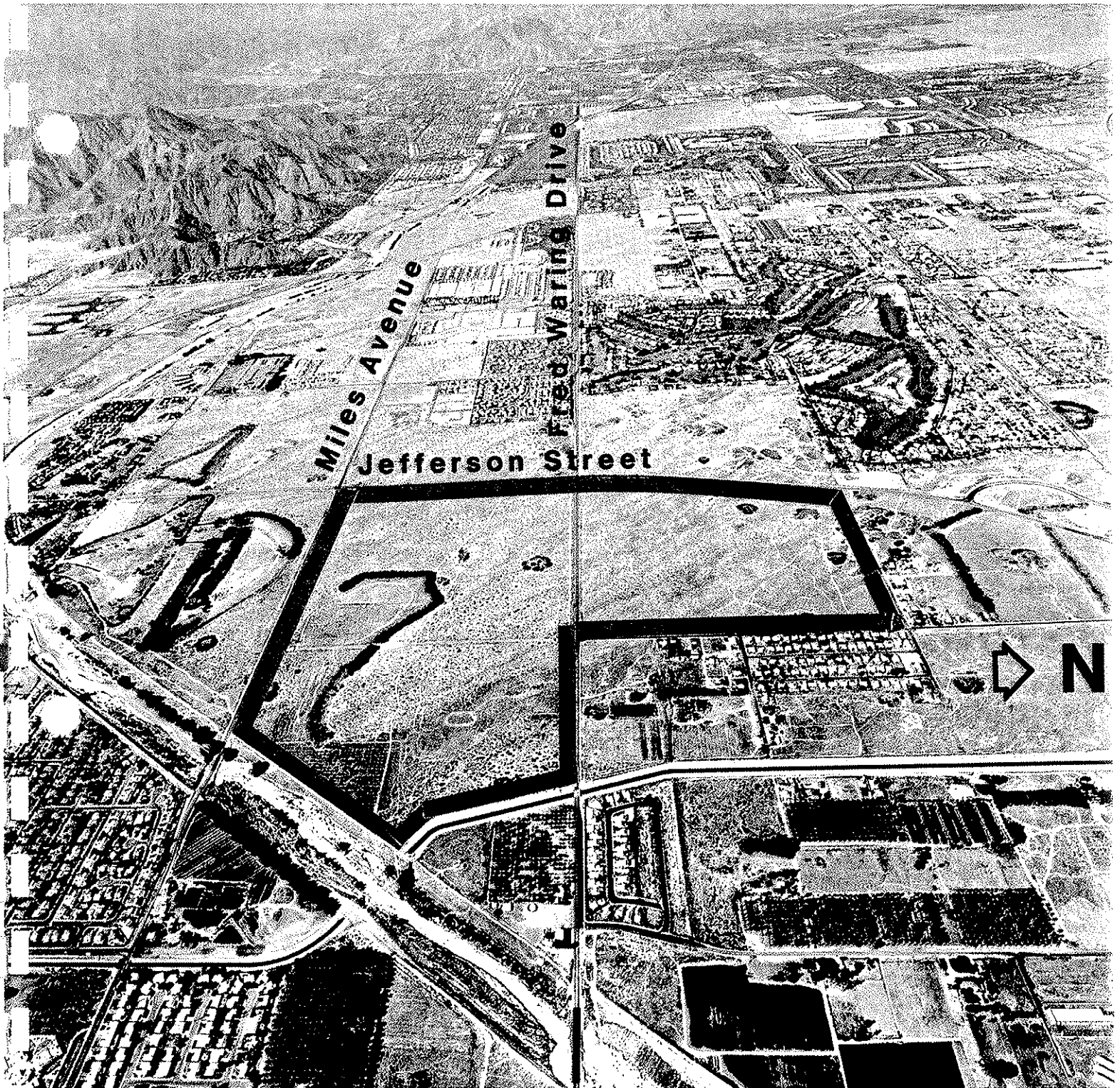


PHOTO TAKEN 11/4/'93

U.S.HOME INDIO SITE

GROSS ACREAGE - 378.9



Mainiero, Smith and Associates, Inc.

EXHIBIT 3

5.0 GENERAL PLAN & ZONING

The City of Indio, in adopting its General Plan, has created a mechanism to encourage innovative, sub-area planning efforts by means of a Conceptual Specific Plan (CSP). The CSP falls between the General Plan and the Project Master Plan (PMP). The CSP Development Process Diagram from the Indio General Plan is included as Exhibit 4. The General Plan has identified several areas throughout the City where Conceptual Specific Plans are to be developed by the designation of a Residential Planned Development (RPD) overlay. The General Plan delineates incentives to process such an area plan by increasing density allowances in exchange for a coordinated development program for the identified sub-area. The site boundary depicted in relationship to the planning area boundary for RPD 5 is shown in Exhibit 5.

The foundation for Planning within RPD 5 is found in the Mission Statement for the Westside Sub-Area contained in the General Plan:

The Westside sub-area offers the potential for a variety of moderately priced, good quality housing with recreational and open space amenities. The large areas of vacant land are planned to be developed as master planned communities (RPD 5) that promote a family-oriented neighborhood with excellent parks and trails. A neighborhood commercial area is also planned to provide convenient shopping opportunities for this area.

Indio General Plan

5.1 Significant City Policies

The key policies affecting the development of properties within RPD 5 are found in the General Plan in Goal LU-2. This concept evolved out of the City's desire to create incentives to facilitate public as well as private open space, public facilities, and coordinated planning efforts wherever practical. The General Plan Mission Statement for the Westside has already been stated and, in summary, is predicting "master planned communities (RPD-5) that promote a family-oriented neighborhood with excellent parks and trails."

The key incentives to promote this coordinated development include the ability to exceed threshold density allowances by:

- The inclusion of open-space in conjunction with the development
- Increased setbacks along major roadways
- Internal pedestrian/equestrian, bike paths connecting to a local or regional system

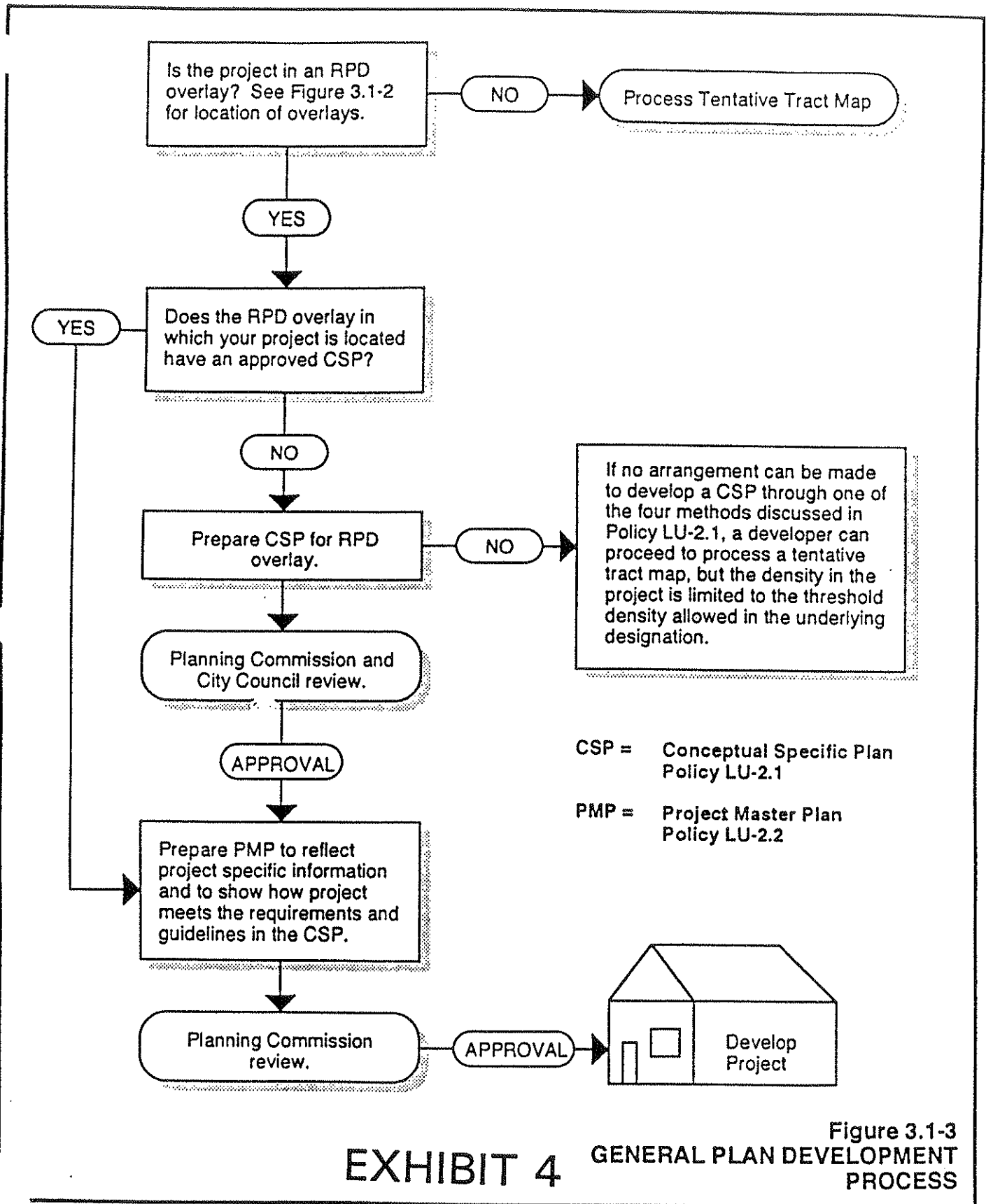
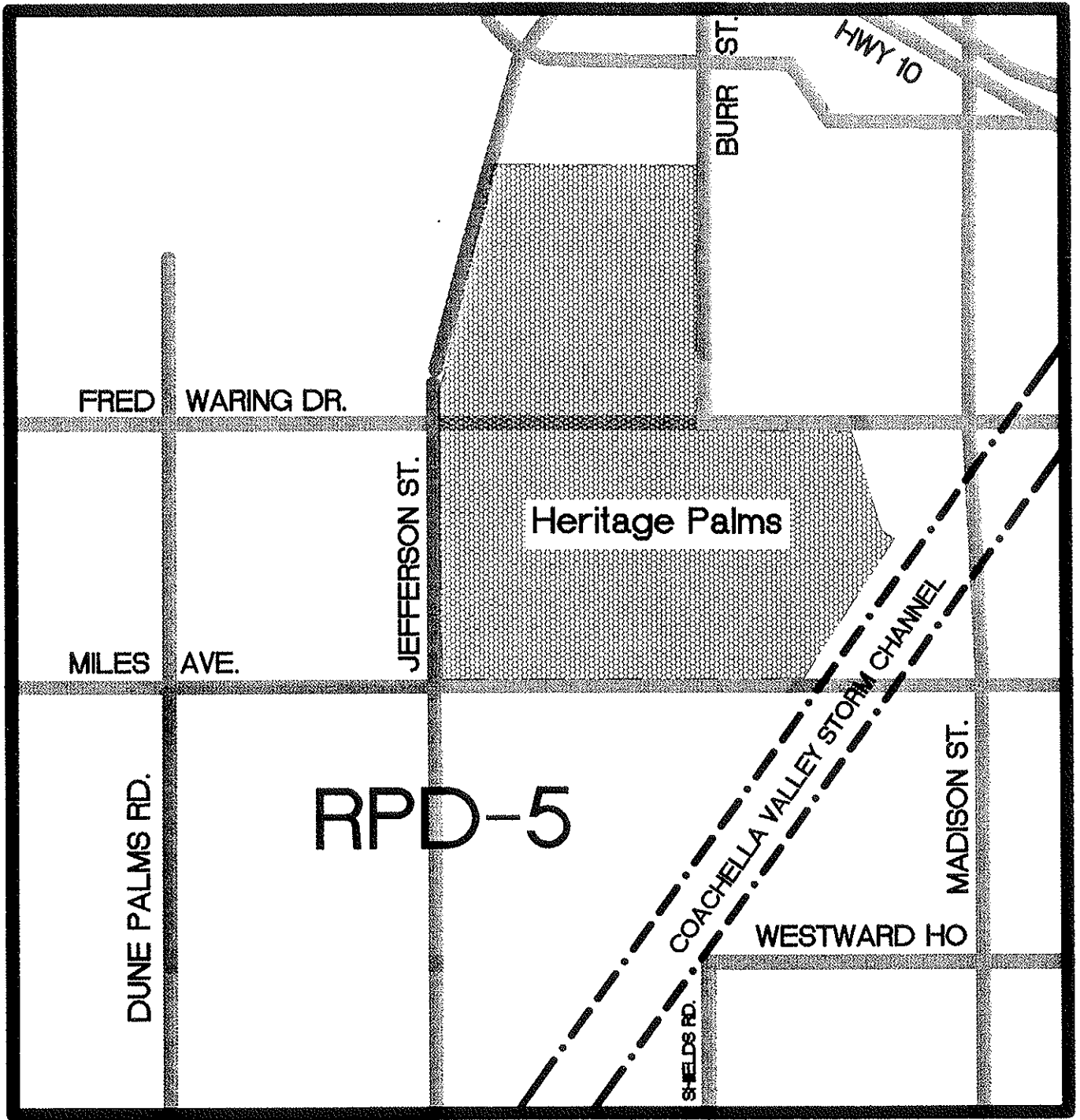


EXHIBIT 4

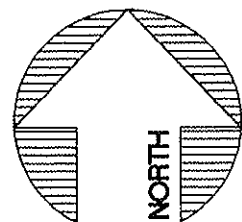
GENERAL PLAN DEVELOPMENT PROCESS

Figure 3.1-3



SITE / RPD-5

EXHIBIT 5



SCALE: 1" = 1500'



Mainiero, Smith and Associates, Inc.

- Gating of developments
- Common area improvements
- Preservation of sensitive biological or cultural resources
- High quality development entry features
- Landscaping and furnishings for parks
- Land or facilities for public needs (libraries, fire stations, etc.)

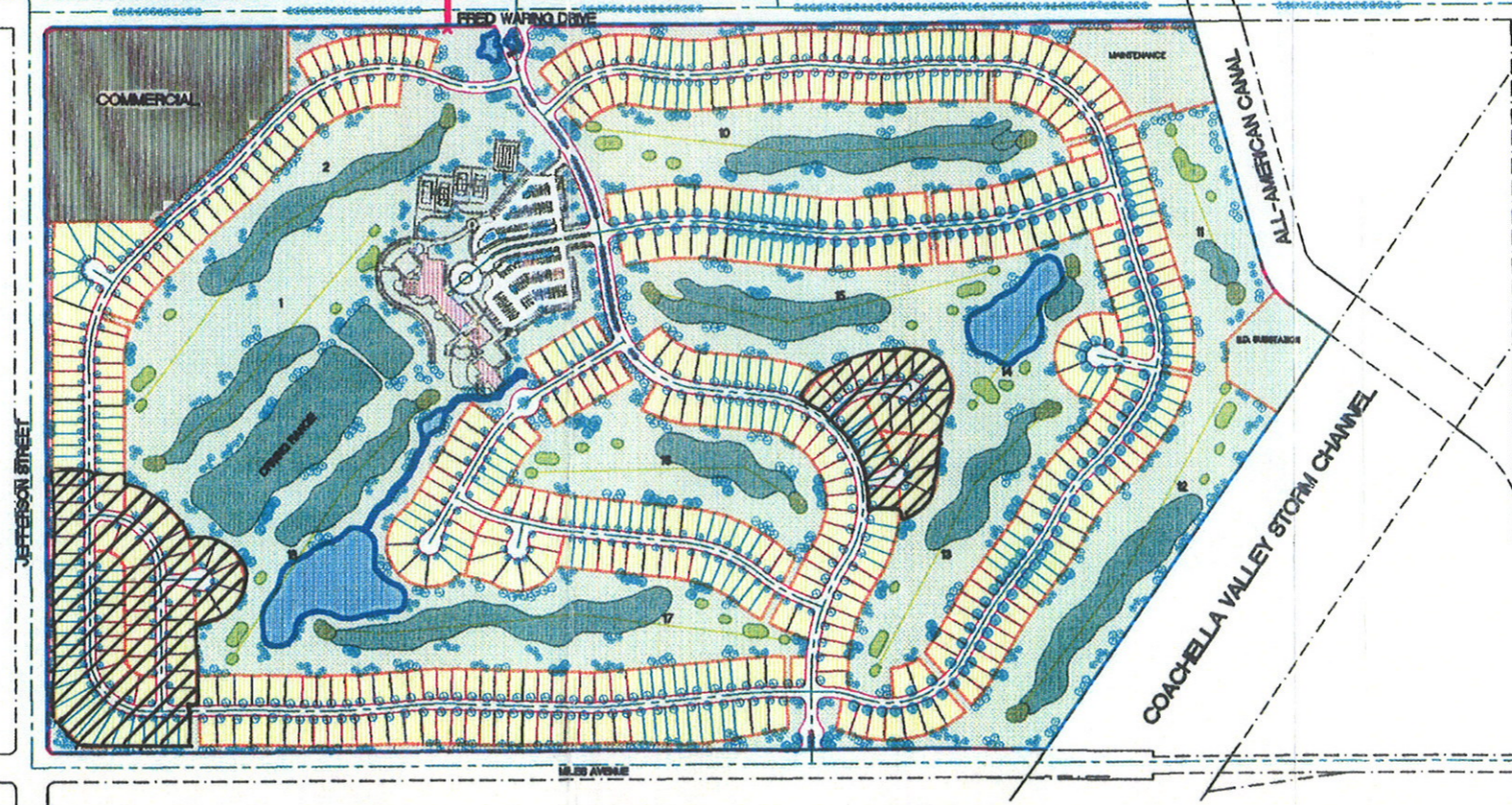
The General Plan specifically discusses guidelines for each RPD on Table 3.1-2 and indicates that in RPD 5 such amenities as bike and pedestrian trails as well as day care centers are encouraged.

G.P. Policy 3.1-3 outlines the guidelines for **Neighborhood Commercial** centers, one of which is suggested for RPD 5 on the Land Use Map. Included in the guidelines are the maximum lot coverage of 30%, a 10 acre minimum size, the range of typical neighborhood center uses (markets, offices, cleaners, restaurants, and the like; drive-thrus being specifically excluded).

G.P. Policy 3.5-3 describes Planning Area Wide Design Criteria which suggests that there be a **Primary Intersection/Entryway feature** at Fred Waring Drive/Jefferson Street and a **Secondary Intersection/Entryway feature** at Miles Avenue/Dune Palms.







City of Indio DEVELOPMENT PLAN



MARKING, SMITH AND ASSOCIATES, INC.
PLANNING / CIVIL ENGINEERING / LAND CONSTRUCTION
1000 N. GARDEN AVENUE, SUITE 200
INDIO, CALIFORNIA 92201-1000


NORTH
SCALE 1" = 200'
May 19, 2005

Arthur Ellis and Associates
GENERAL ENGINEERS
1305 West Street, Suite 200, Indio, CA 92201

-  40' Duplex Lot
-  50' SFD Lot
-  60' SFD Lot
-  Medium Density Opportunity

6.0 THE DEVELOPMENT

6.1 Overview

The proposed development of the site involves, as its primary focus, an 1100 to 1300 unit gated, retirement community planned around a 6700 yard golf course, which may be open to the public at the election of the Homewoner's Association at least for a period of time during the initial development of the project. Exhibit 6 depicts the proposed site plan. A phased development, Heritage Palms will take 5 to 7 years to complete depending on market absorption. The initial residential product focus is toward single family lots, both detached and attached, on 4000 to 6000 s.f. lots. The PMP has built-in flexibility to allow the development of pockets of medium density townhouses at 12 dwellings per acre if the market warrants.

6.2 Residential Component

The residential concept is based on the use of common open space and recreation facilities and activities with 47% of the site dedicated to golf course and clubhouse uses. The single family residential lots are sized from 4000 to 8000 square feet per unit with a medium density, two story cluster product programmed at 12 units per acre being planned at several sites within the development. Home sizes in Phase 1 range from 1050 s.f. in attached duplexes to 2250 s.f. on the larger lots.

The PMP development plan shows the option of single family subdivision product in the medium density pocket areas of the site in the event that all single family product is developed. The Tentative Tract Map has shown the areas of the medium density product to entitle the maximum number of units envisioned by the PMP. As each phase is submitted, the final development plans will tie down the exact unit type and design.

The project has a high percentage of units with golf course frontage. In order to maintain an open feeling along the golf course, no walls or fences will be allowed in the rear yard setback areas. Side yard fencing will be limited to four feet in height. Front yard landscaping will be installed and maintained in common only for the duplex units. For the detached residences, the landscaping will be installed and maintained by each resident. Each single family and duplex unit will have a two car garage with the option of golf cart storage. The medium density units will have 1½ parking spaces, one of which will be covered for each unit.

The architecture will be a contemporary blend of Mediterranean, Southwestern, and California influences: multi-tonal tile roofs, earthtone stucco wall surfaces, and attention

to solar protection either through architectural or landscape means. A majority of lots have a north/south orientation.

6.3 Golf/Clubhouse Facilities

The project incorporates a 6700 yard, par 72 golf course designed for reasonable, moderately challenging play. The course includes water features and sandbunkers and has preserved several of the natural dune formations found on the site. Several of these formations serve as tees which provide commanding views of the Valley.

The 20,000 to 23,000 square foot community clubhouse and recreation complex will serve as the social center for the project as well as serving as the focus for golfing activities. In addition to housing golf related functions, the complex will provide swimming and fitness facilities, tennis courts, an indoor lap pool, and bocce or lawn bowling greens. The recreation facilities, other than the portion serving the golf users, will only be open to the residents of Heritage Palms.

6.4 Neighborhood Shopping Center

In addition to the residential portion of the development, an 11-acre, 125,000 to 150,000 square foot neighborhood commercial center consistent with both the general Plan and the CSP for RPD 5, is planned for the southeast corner of Fred Waring Drive and Jefferson Street. The specific design of the commercial center will be submitted as a Design Review application. The design guidelines for the center are based on the CSP and are further amplified herein. The center will have a service area approximately one to two miles in radius and will be planned and constructed as a separate project when adequate development exists to support the trade area.

The center will provide facilities to encourage non-automotive access (e.g. pedestrian, bicycles, and golf carts) by means of preferential parking, and provisions for controlled access from adjacent projects, and potentially from mixed use on site.

Architecturally, the center will be an enhancement of the Mediterranean style found in the residential area. The landscape character will also follow closely that established in the adjacent residential neighborhood.

6.5 Circulation

The project exhibits a limited number of access points (five), with all entrances being gated. The access control is set back from the public right-of-way in order to allow vehicles entering the property to be well out of the traffic flows before encountering controls. The

main entries on Fred Waring will be manned, while the secondary access points (Jefferson Street, Miles Avenue, and the maintenance facility, will be card controlled. No access is proposed to either Burr Street or 43rd Avenue.

On site, the major north south spine road will be 40 foot wide except where a landscaped median island is incorporated which adds 10 feet. The remainder of the on-site street improvements will be 36 feet curb-to-curb which allows parking on both sides. A wedged-shaped curb section is proposed to reduce the urban impression of the street. The width of the streets is such that the street trees will create a sense of canopy with plenty of shade.

A golf cart tunnel under Fred Waring Drive will serve to provide access for the golf course as well as residents coming to the clubhouse facility or the neighborhood shopping center. A controlled point of access to the shopping center will allow residents to go shopping with their carts, bicycles or just walking. Cart parking will be incorporated into the clubhouse as well as the shopping center to reduce dependency on automobiles for these short trips.

A pedestrian, bicycle and cart path system will be developed within the parkways of Fred Waring Drive, Jefferson Street and Miles Avenue for use by the public. In addition, a striped bike lane will be provided within the paved street section. Parking will be prohibited along all perimeter public streets except Burr Street. On site, streets are wide enough to allow parking on both sides, although parking will be prohibited along the main access road leading to the clubhouse complex. Sidewalks will only be installed on one side of the internal residential streets and on both sides in areas of anticipated heavy pedestrian activity leading to the clubhouse and the shopping center access point. Cart paths will be available for general usage during non-golfing hours for pedestrian and cart users. Exhibits A-1 and A-3 following the Design Guidelines depict the street cross sections.

7.0 CSP OPPORTUNITIES

The General Plan for the site indicates a base residential land use of 3.5 dwellings per acre or 1330 total possible units. However, the site is included in a Residential Planned Development overlay which encourages area-wide planning through provisions for increased density. The maximum density proscribed for the site is 5 dwellings per acre or maximum 1900 dwellings for the property.

The Conceptual Specific Plan for RPD 5 sets forth the parameters for development of the property if the applicant wishes to take advantage of density increase provisions of the General Plan. Among those features that are planned into the project are:

- 170 acre, 6700 yard, par 72 **golf course, clubhouse, and driving range.**
- **Planned streetscapes** for Fred Waring Drive, Jefferson Street, Miles Avenue, 43rd Avenue and Burr Street.
- **Increased landscape areas** along all perimeter streets, including significant exposure to the golf course along Jefferson and Fred Waring.
- **Design guidelines** which insure quality architectural and landscape design for the 380 acre site, including the planned neighborhood shopping center.
- Provision for **bicycle and golf cart paths** along the major frontages allowing access from the residential areas to the shopping center without residents needing to use public streets.
- Reconstruction of Fred Waring Drive including a **raised, landscape median island.**
- Development of **entryway features** at Fred Waring/Jefferson as well as Miles/Jefferson.
- **Reduced points of access** to all public streets.

Based on the provision of these features, the project is taking some advantage of the greater densities allowable. The residential lots will range from golf course lots from 5000 to 8000 s.f., to interior lots with sizes from 5250 to 6300 s.f. Attached units will be offered on typical lots ranging from 4000 s.f. to 4200 s.f. with some special conditions lots at 5000 to 7000 s.f. in size. Programmed into the potential product mix is a medium density townhouse product at 12 dwelling units per acre, depicted at several points throughout the site.

The maximum density planned for Heritage Palms, deploying all of the proposed medium density pockets, would be 1300 units. The total unit count using only the 4000 to 7000 s.f. lot concept would be approximately 1100 units. Thus the density range possible for this PMP is from 1100 to 1300 units. This leaves a minimum of 600 dwelling units available for density transfer within the RPD under the guidelines of the General Plan and the CSP.

8.0 PROCESSING

The PMP is accompanied by Tentative Parcel Map No. 28048 (to create a golf course lot and Phase 1) and included as Exhibit 7, Tentative Tract Map No. 28043 (to create the subdivision concept/entitlement) and included as Exhibit 8, and a Development Agreement (to delineate areas of responsibility) and included by reference as separate Appendix C. In addition, the CSP for RPD 5, is in process to establish the character for the overall planning area.

The detailed final development plans for each residential phase of development will be processed as a Design Review application accompanied by a Final Tract Map and in addition, Phase 1 will also have a Final Parcel Map. The overall phasing is outlined in Exhibit 9, but may change somewhat due to product absorption rates, market changes, and other conditions affecting the development of the property. The Design Review materials, once approved, augment the PMP document and shall become part of the PMP.

The detailed plans for the shopping center will be similarly processed as a Design Review application, including reviews of the site plan, architectural elevations, sign program, and landscape plans. The plans shall be consistent with the guidelines of both the CSP and this PMP.

In the event of minor changes to either the CSP or PMP, the Community Development Director may approve or recommend to the Planning Commission and/or City Council that the submission is consistent with the intent of the approvals in place. In the event that the changes cannot be considered minor, an application shall be submitted to revise the affected base document.

9.0 DEVELOPMENT ZONES/STANDARDS

One purpose of the PMP is to augment or supplant the requirements of the City's Development Code in the event that the standard provisions do not adequately treat the proposed development. It is the intent of this PMP that the approved plans (site plan, standard building siting, architectural elevations, landscape and irrigation plans, etc.) will provide the essential elements of the project's Development Code Program. Thus, to the degree possible, where a plan explains the range of conditions adequately, this text is kept to a minimum.

The Development Zones in Heritage Palms Retirement Community are shown on Exhibit 10 and are as follows:

- **R-L Residential-Low Density**
Permitted Uses: Single family detached and attached residential uses and related structures.
Recreation facilities and structures.
Prohibited Uses: Any uses not listed as permitted are prohibited.

- **R-M Residential-Medium Density**
Permitted Uses: Medium density residential uses and related structures at a density of 12 d.u./acre.
Single Family detached and attached residential uses and related structures pursuant to the standards of the **R-L** zone.
Recreation facilities and uses.
Prohibited Uses: Any uses not listed as permitted are prohibited.

- **N-C Neighborhood Commercial**
N-C Neighborhood Commercial
Permitted Uses: All uses permitted in the City's Development Code in the N-C Zone.
(K) Tourist accommodations pursuant to the guidelines set forth in the CSP and this PMP.
Conditional Uses: Conditional uses set forth in the City's Development Code for the N-C Zone except as modified herein
The following auto related uses:
 - 1). Fuel Center associated with a supermarket tenant.
 - 2). Drive-throughs including Banks, Drug Stores and Supermarket (limited to pharmacy use only).

- Prohibited Uses:
- 1). All uses not specifically permitted or conditionally permitted are prohibited.
 - 2). Drive-thru restaurants

Signage: Signage for the neighborhood center shall follow the general standards as set forth in Section 150.102 of the Indio Development Code except as follows:

- (A) A maximum of six freestanding signs shall be allowed for the center. One identification pylon sign may be allowed per street frontage, with a maximum height of 17 feet measured from "top of curb" elevation at the street. The remaining signs shall be monument signs with a maximum height of 12 feet measured from top of curb elevations at the street. The location of all signage shall be to the satisfaction of the Director of Development Services. Electronic message board signs shall be prohibited. The pylon signs shall identify a maximum of three tenants.
- (B) A comprehensive sign program shall be submitted for review and approval by the Planning Department.
- (C) Wall signs shall consist of individual channel letters and logos only.
- (D) In addition to the freestanding center identification sign, one fuel station price sign up to 5 feet in height may be allowed if a fuel station use is developed on the site.
- (E) Center identification signs shall advertise the name of the shopping center and a maximum of three tenants only. The monument signs may advertise a maximum of six business tenant names.
- (F) Illumination for freestanding signs shall consist of spotlighting or back-lighting with a diffused light source. Spot lighting shall require complete shielding of light sources. Back-lighting shall be controlled to exclusively illuminate letters, characters, and graphics. Exposed neon tubing signs shall not be allowed on the exterior of any building.

Sections (B) through (I) are included as adopted.

Parking:

The parking standards for the shopping center shall be as follows:

General Development Standards-

- Parking spaces shall follow the size and dimensions set forth in Section 159.653 of the Indio Development Code.
- Parking Schedule-One parking space shall be provided for each 250 square feet of gross floor area in the center.
- Up to 25 per cent of the floor area of the center may be in non-retail uses such as restaurants, food service, theaters and the like. If the ratio of these higher intensity parking uses exceeds 25 per cent of the floor area, parking shall be provided at the ratios set forth in the standard Parking Schedule for that portion in excess.
- Up to 20% of the overall parking may be satisfied using compact parking spaces (8' x 17').
- In addition, to encourage non-automotive transportation, 10 per cent of the overall parking requirement may be satisfied with parking areas set aside for golf carts.

• **OS-R Open Space/Recreation**

Permitted Uses: Recreation structures and uses.

Passive open space.

Maintenance facilities and uses.

Roads and access.

Public utility facilities

Prohibited Uses All uses not listed as permitted as prohibited.

Figure 1.

Development Standards Matrix

| Zone | Minimum Lot Size | Max. Coverage | Front Setback | Side Yard Setback | Rear Yard Setback | Patio Cover Setback (rear/side yd) | Height | Swimming Pool Setback |
|------|------------------|---------------|------------------------------------|-------------------|-------------------|---|--------|--|
| R-L | 4000 s.f. | 60% | 10 ft. - living 20 ft. - garage | 5ft./0ft. | 15 ft. | 3 ft. on golf or common landscape area 7 ft. elsewhere | 24 ft. | 5 ft. (3 ft. adjacent to golf course or common area) |
| R-M | N/A | 60% | 10 ft. - living 20 ft. - garage | 5 ft. | 15 ft. | 3 ft. on golf or common landscape area 7 ft. elsewhere | 35 ft. | 5 ft. (3 ft. adjacent to golf course or common area) |
| N-C | 10 acres | 40% | 15 ft. | 1ft./ft of ht. | 1 ft./ft of ht. | N/A | 30 ft. | N/A |
| OS-R | None | None | 1ft./ft of ht. | 1ft./ft of ht. | 1 ft./ft of ht. | N/A | 35 ft. | N/A |

Notes on Standards:

- Setbacks for irregular lots may be averaged on each lot.
- Front Setbacks measured from one foot behind back-of-curb on internal streets or from public right-of-way.
- Architectural projections including eaves, awning, louvers, media centers, sills, shade devices, cornices, flues, chimneys, utility meters/boxes may project not more than 24" into a required sideyard. The maximum cumulative length of all such projections shall not exceed 10 feet.
- Building coverage is calculated on the basis of the foundation, not the eaves, overhangs or other similar architectural features.
- Patio covers may vary by shape and size but shall match the common design features of color, wood size, height and construction details. Setback measurement is to furthest protrusion of patio structure.
- Patio covers and other roof or lattice covered structures may not cover more than 50% of the required rear yard area.
- Building Height for Commercial Site as measured to top of parapet. Sloping tile roofs used to screen mechanical equipment or architectural features such as bell towers may exceed 30 feet if approved by Planning Commission.
The minimum front setback for the neighborhood shopping center shall be 25 feet except that an open canopy structure may be erected 10 feet from the Fred Waring Drive street property line over the drive-thru land. All parking areas shall

provide a minimum 10 foot (10') landscaped setback from the street property lines along Fred Waring Drive with a 20' average through the project, to allow the use of compact parking spaces as approved by the Director of Development Services.

The delineation of the Development Zones in Exhibit 10 may be adjusted in the adoption of final development plans to accommodate minor adjustments in the plan subject to approval by the planning commission.

10.0 PHASING

10.1 Phasing Description

The development of Heritage Palms will be done in multiple phases. The initial phases will include the development of the golf course, clubhouse, the first model complex, a portion of the Fred Waring Drive street and parkway improvements, and the first phase of production units. The housing phases will be initially set up in blocks of around 150 units although future phases will be sized to accommodate demand. The phasing plan is shown in Exhibit 9.

Housing phases Two and Three continue on the south side of Fred Waring Drive both centrally and along the south and west boundaries of the southern parcel. Production moves to the north parcel for phases Four, Five and a portion of Six. Phase Six includes some units on the south parcel and phase Seven includes units on both sides of Fred Waring Drive. Figures 2 and 3 depict the estimated phasing by unit types, both with and without the medium density option.

Figure 2

| PHASING ESTIMATE WITHOUT MEDIUM DENSITY OPTION | | | | |
|--|--------------------|-----|-----|-------|
| LOT WIDTH | 40' (DUPL X) | 50' | 60' | TOTAL |
| PHASE 1 | 38 | 50 | 40 | 128 |
| PHASE 2 | 60 | 69 | 25 | 154 |
| PHASE 3 | 54 | 57 | 50 | 161 |

| | | | | |
|--------------------|------------|------------|------------|-------------|
| PHASE 4 | 42 | 61 | 47 | 150 |
| PHASE 5 | 52 | 51 | 61 | 164 |
| PHASE 6 | 44 | 54 | 50 | 148 |
| PHASE 7 | 42 | 40 | 51 | 133 |
| TOTAL S | 332 | 382 | 324 | 1038 |

Figure 3

| PHASING ESTIMATE WITH MEDIUM DENSITY OPTION | | | | | |
|--|-----------------------------------|------------|------------|-------------------------------------|--------------------|
| LOT WIDTH | 40' (DU PLE X) | 50' | 60' | MED IUM DEN SITY | TOTA LS |
| PHASE 1 | 38 | 50 | 40 | 0 | 128 |
| PHASE 2 | 60 | 69 | 25 | 0 | 154 |
| PHASE 3 | 28 | 38 | 29 | 126 | 221 |
| PHASE 4 | 2 | 30 | 29 | 164 | 225 |
| PHASE 5 | 50 | 46 | 54 | 33 | 183 |
| PHASE 6 | 44 | 38 | 31 | 67 | 180 |
| PHASE 7 | 38 | 31 | 41 | 55 | 165 |

| | | | | | |
|--------------------|------------|------------|------------|------------|-------------|
| TOTAL S | 260 | 302 | 249 | 445 | 1256 |
|--------------------|------------|------------|------------|------------|-------------|

10.2 Infrastructure

With the exception of Fred Waring Drive, a portion of which will be completed in Phase One, the off-site improvements for Jefferson Street, Miles Avenue and Burr Street will be installed, in general, at the time that the adjacent portion of the project is developed. The off-site improvements are planned to be completed by the end of Phase 5. The schedule for off-site improvements is shown in Exhibit 11. This schedule may be altered and or delayed depending on the requirements of CVAG (Coachella Valley Association of Governments) which will be involved in the construction of the streets designated as part of the regional arterial system.

Infrastructure improvements will also be phased based on the development's phasing. Sewer, provided for the first three phases by Valley Sanitary District, will be extended through the property along the internal street system to allow off-site properties the ability to connect along Miles Avenue. All utilities will be installed underground with the exception of electrical transmission lines in excess of 92Kv as it is contrary to the policies of the Imperial Irrigation District to underground facilities of this magnitude. On-site water, gas, electric, cable and telephone systems will be installed with each construction phase.

10.3 Duration of Construction

Phase 1 will commence with mass grading of much of the 380 acre site in July of 1995 with planting of the golf course beginning in April or May of 1996. The course will then be overseeded with rye grass in the fall and be ready for play toward the end of 1996. Construction of residential units will begin in early 1996 and continue with delivery of production housing units beginning in the late Spring of 1996. Given a receptive market, construction of annual phases of a minimum of 150 units would be continuous for 5 to 7 years.

11.0 POPULATION

Heritage Palms will have a minimum age restricted to 55 years old. The average age will be around 58 to 60 years old and the average household size is expected to be approximately 1.9 persons. This is slightly more than half the current average household size of 3.49 in the City. The overall population expected within the development based on this will be in the range of 2090 to 2470 persons. This compares with a maximum population for the site predicted in the General Plan of 6800 people (1900 d.u. x 3.49 persons/unit).

The effect will be to reduce population related impacts (traffic, air pollution, congestion) and, in particular, reduced impacts on youth related services (schools, boys/girls clubs, etc.).

PROPOSED PHASING OF OFF-SITE IMPROVEMENTS

| OFF-SITE IMPROVEMENT | | PROJECT PHASE (PER EXHIBIT) | | | | | | |
|--|--|-----------------------------|---|---|---|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| <u>I. STREET IMPROVEMENTS</u> | | | | | | | | |
| A. JEFFERSON STREET | | | | | | | | |
| 1. | Ave. 43 to Fred Waring Dr. Half Width Widening | | | | x | | | |
| 2. | Fred Waring Dr. to Miles Ave. Half Width Widening | | | x | | | | |
| B. FRED WARING DRIVE | | | | | | | | |
| 1. | Jefferson St. to Project Entry Full Widening including Median, Power Poles Relocation, Cart Crossing and taper to existing pavement to east | x | | | | | | |
| 2. | Project Entry to All-American Canal | | | | | | | |
| a. | Widening of south half with taper to existing bridge | | | x | | | | |
| b. | Widening of All-American Canal Bridge Crossing | | | | | x | | |
| 3. | Traffic Signalization | | | | | | | |
| a. | Fred Waring Dr./Jefferson St. | | | x | | | | |
| b. | Project Entry @ Fred Waring Dr. | | | x | | | | |
| C. BURR STREET | | | | | | | | |
| 1. | Fred Waring Dr. to Ave. 43 Half Width Widening | | | | | x | | |
| D. AVENUE 43 | | | | | | | | |
| | Burr St. West to Terminus Half Width Widening | | | | | x | | |
| E. MILES AVENUE | | | | | | | | |
| 1. | Jefferson St. to Channel Half Width Widening | | | x | | | | |
| <u>WATER IMPROVEMENTS (CITY OF INDIO)</u> | | | | | | | | |
| A. JEFFERSON STREET | | | | | | | | |
| 1. | 10" Extension from Miles Southerly to P.O.C. approx. 1990 LF. | x | | | | | | |
| 2. | 12" through Tract from Miles to Fred Waring Dr. | x | | | | | | |
| 3. | 12" Extension through tract northerly to P.O.C. in Jefferson Street | | | | x | | | |
| B. FRED WARING DRIVE | | | | | | | | |
| 1. | 10" Extension from Canal Easterly to P.O.C. approx. 1150 LF. | x | | | | | | |
| 2. | 12" through Tract from Canal to Jefferson St. | x | | | | | | |
| C. MILES AVENUE | | | | | | | | |
| 1. | 12" through Tract from Jefferson St. to Channel | | | x | | | | |
| <u>SEWER IMPROVEMENTS</u> | | | | | | | | |
| A. FRED WARING DR. TO MILES AVE. (VSD) | | | | | | | | |
| 1. | 15" through Tract from P.O.C. @ Fred Waring Dr. to Project Entry @ Miles Ave. | x | | | | | | |
| 2. | 12" through Tract from Miles Ave. Entry to Jefferson/Miles Intersection | | x | x | | | | |
| B. FRED WARING DR. TO 43RD AVE. (CVWD) | | | | | | | | |
| 1. | 12" through Tract to P.O.C. in Burr St. | | | | x | | | |

12.0 DESIGN GUIDELINES

The City of Indio has an adopted Development Code that outlines the standards for development throughout the City. Those standards shall apply except as provided within this document.

12.1 Public Architecture (walls, entry statements, streetscapes)

The Public Architecture is a unifying element of RPD 5. The intent is to provide a cohesive neighborhood identity to an area which has clear and distinctive edges.

The intent of the public architecture of RPD 5 is to encourage design variety fitting into an overall whole. Along all public streets with classifications other than local, there shall be a landscaped parkway of at least 20 feet (15 feet along Burr Street). Residential building setbacks from public streets shall be at least 35 feet if a rear yard and 50 feet if a front yard condition. Decorative masonry walls, wrought iron fencing, or living fences up to 6 feet in height may be erected at the setback and may be measured from the top of mounds. The conceptual streetscapes are depicted in Exhibits A-1, A-2 and A-3. Area entry statements are in consort with the City's General Plan and are shown in Exhibit A-4.

Streetscapes shall be coordinated. This being the initial landscape in RPD 5, Heritage Palms landscape palettes shall be used as the basis of subsequent projects within the RPD. Again, the concept is not necessarily to strictly replicate this landscape pattern, for example, but that subsequent developments will extend or improve the streetscape design.

12.2 Residential Design

12.3 Site Planning

The site plan is the beginning of the design for the Project Master Plan for each new community. It is here that the response to the environment begins. Done properly, the architect's job is simplified.

To the degree possible, lots have been laid out with a north-south orientation. The major views from Heritage Palms are to the south and southwest; however, there are potential views to the west and north as well, particularly from the second story and above. Golf, with its inherent large scale open spaces, creates additional landscape resources to help resolve solar controls for lots facing either west or east.

Indoor/outdoor living is an important feature of life in the Coachella Valley and has been considered in the organization of Heritage Palms. Starting with the layout of the golf course, homes with golf course frontage are designed to extend their activities to the outside to take advantage of views across the course. Homesites not located on the golf course are larger to allow additional, private recreation and lifestyle activities.

Bicycle and golf cart access to the neighborhood shopping center is being provided so each resident may shop using bicycle or golf cart transportation and leave the car in the garage. Carts and bicycles are the suggested transportation to the clubhouse/recreation complex, as well.

12.4 Architecture

The design of the various residential phases which will comprise Heritage Palms will be governed by the basic principle that the design solution respects the climatic conditions found here. The effects and opportunities created by sun, heat, wind, and magnificent views will all factor into the architects' responses. In keeping with established principles of desert architecture, the design will consider solar orientation in the placement of window and door openings, reflective wall surfaces, use of shading elements, including trees, to shield windows and wall surfaces particularly on the west and east elevations.

The architecture for the project will be an evolving process. While the overall architectural character will remain consistent throughout the multiple phases of Heritage Palms, it is not the intent to use a single architectural design throughout the project. However, each subsequent phase will adhere to the design principles established in Phase 1. The architectural concept is shown in Exhibits 12 to 15.

Clay or concrete tile with flashed and/or multi-tonal hues of desert earthtones shall be the predominant roofing material.

12.5 Landscape

A project plant palette is included in Exhibit 16. The intent of the landscape guidelines is to achieve an "oasis" feel while maintaining efficient water usage. The internal landscape program must meet efficiency requirements set forth by the State of California. For the water supplied by the Coachella Valley Water District (CVWD), the landscape and irrigation design shall meet their standards as well.

The intent of the landscape and irrigation guidelines for RPD 5 is to maintain a high degree of water conservation while also maintaining the appearance of

quality landscape programs throughout the Coachella Valley. This will be accomplished in Heritage Palms through:

- Plant materials selected for both their drought tolerance as well as their aesthetic qualities.
- Blending use of water efficient and lush appearing materials for maximum visual impact with minimum water usage.
- The design of irrigation systems to maximize water efficiency, e.g., drip irrigation in shrubs and trees not in turf areas, deep root irrigation for trees to keep root systems away from structures and hardscape, prevention of unnecessary overspray and runoff, and to develop strong plants capable of withstanding the wind found at the site.
- Use of "weather station" monitoring in the larger landscaped areas to reduce irrigation during wet weather conditions.

12.6 Neighborhood Shopping Center

12.7 Architecture

The inclusion of a neighborhood commercial facility can have the effect of becoming a center of activity for the neighborhood. The design of the center should reflect the character of the surrounding residential community and appear to be an extension of it.

The streetscape design will draw from the elements outlined in Figure A-1. Architecturally, the design should respond, as previously outlined in the residential section, to the climatic conditions present on the site; in particular, solar protection/control and wind. Additional design considerations for the commercial corner include entry treatment, signage, parking lot treatments, sensitive loading and trash areas, screening of mechanical equipment and systems, and appropriate landscape and wall buffers to contain the impacts of the commercial activity.

12.8 Landscape

The landscape concept for the commercial facility shall result in a landscape density which appears as an extension of the adjacent residential development. Parking, loading, and service areas are best softened with landscape materials combined with solid walls and other structures to reduce noise impacts on nearby residences. Landscape materials shall be designed to maximize shade for parking areas but should also be selected to develop a "canopy" that allows signage to be visible from the public streets as well as the on-site parking areas. A higher canopy will also reduce conflicts with lighting fixtures.

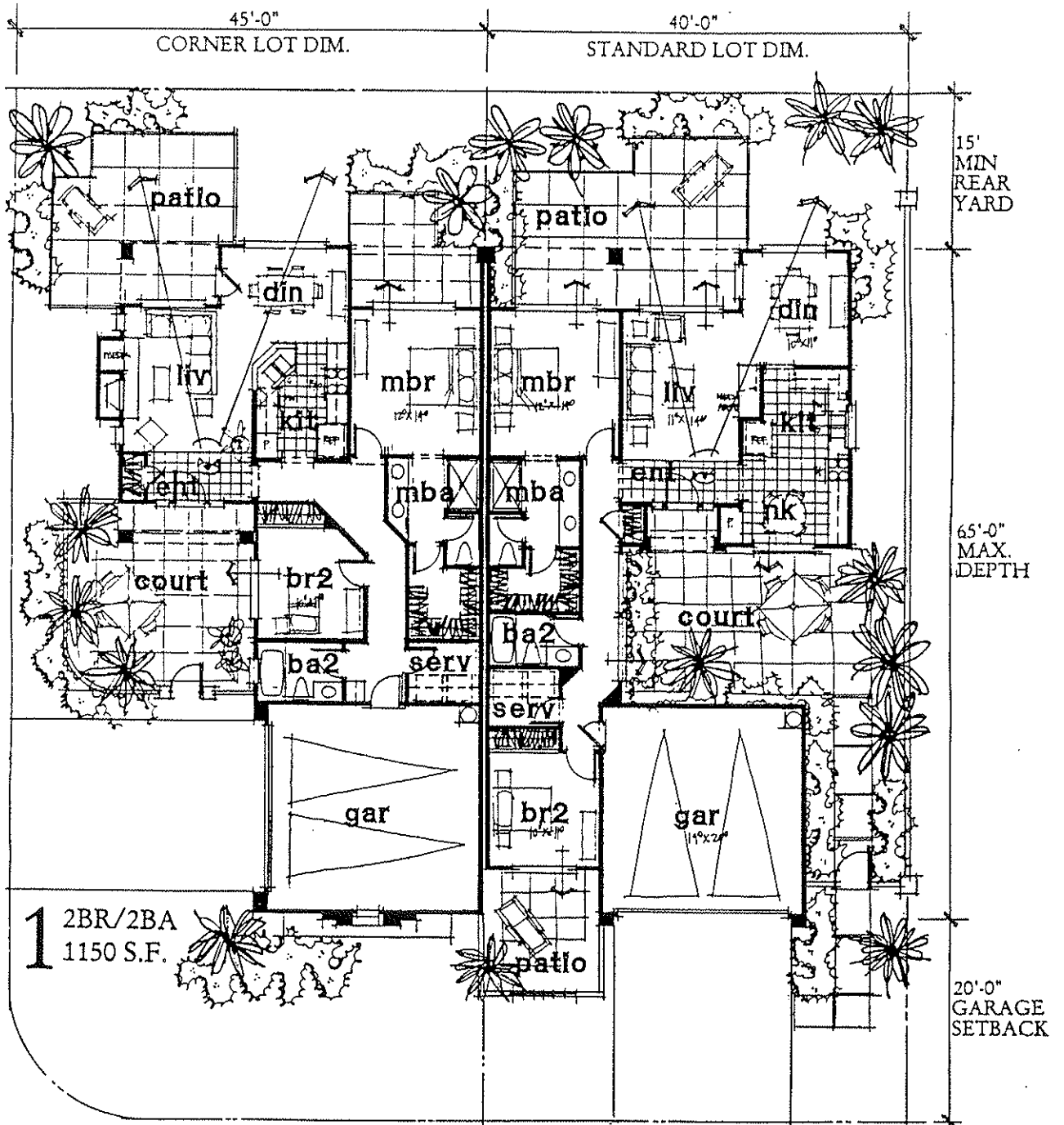
Water conservation efforts shall be the same as stated for the residential communities.

12.9 Signage

Signage is critical to the overall theme of the shopping center. The principle emphasis will be to identify the center with a monument sign program and to encourage unique, limited and unified signage for individual stores.

12.10 Guidelines

- The guidelines established in the City's Development code and Landscape Design Guidelines shall govern unless specifically altered by this document.
- An application for the Shopping Center shall be under the City's Design Review Process unless specific alterations are sought to the development standards or guidelines in which case a Conditional Use Permit shall be used.
- Parking setbacks shall conform to the 20 foot streetscape standard established for RPD 5. This may be calculated on an average basis.
- A parking area for golf carts and bicycles shall be provided along with access connections to the adjoining residential developments with the prior approval of the residential homeowners association.
- Vehicle parking requirements shall be reduced by the number of spaces provided for golf carts.
- Vehicle parking shall be separated from buildings by a 5 foot wide walk or landscaped area. No bumper stops shall be used.
- Building heights shall not exceed 40 feet with the exception of sloping tile roofs which are screening mechanical equipment.
- A sign program shall be submitted as part of the initial design package showing consistent locations and construction types. Plastic faced can signs are discouraged unless well integrated with the architectural design.
- Tourist accommodations are allowed as a permitted use, including hotels and bed and breakfast establishments. Such facilities must be incorporated into the overall design and shall not exceed 25% of the site area. Joint use of parking shall be encouraged.



30'-35' WIDE DUPLEXES
U.S. HOME CORPORATION

EXHIBIT 12

2 2BR/2BA
1260 S.F.

ds
DANIELIAN ASSOCIATES
ARCHITECTURE & PLANNING
10771 CORPORATE PARK
RYAN, CALIFORNIA 92714
(714) 414-4020
FAX: (714) 414-1422
© BY DANIELIAN ASSOCIATES
All or portions subject to
renewal / extension
6-37-94 11750

13.0 ENVIRONMENTAL ASSESSMENT

The City's recent General Plan (October 1993) process included the certification of a Program Environmental Impact Report. The Specific Plan for Heritage Palms depicts a development including impacts consistent with the analysis provided for the General Plan. In the case of those impacts which are related to population, the impacts anticipated in this development are reduced from those forecast in the General Plan E.I.R.

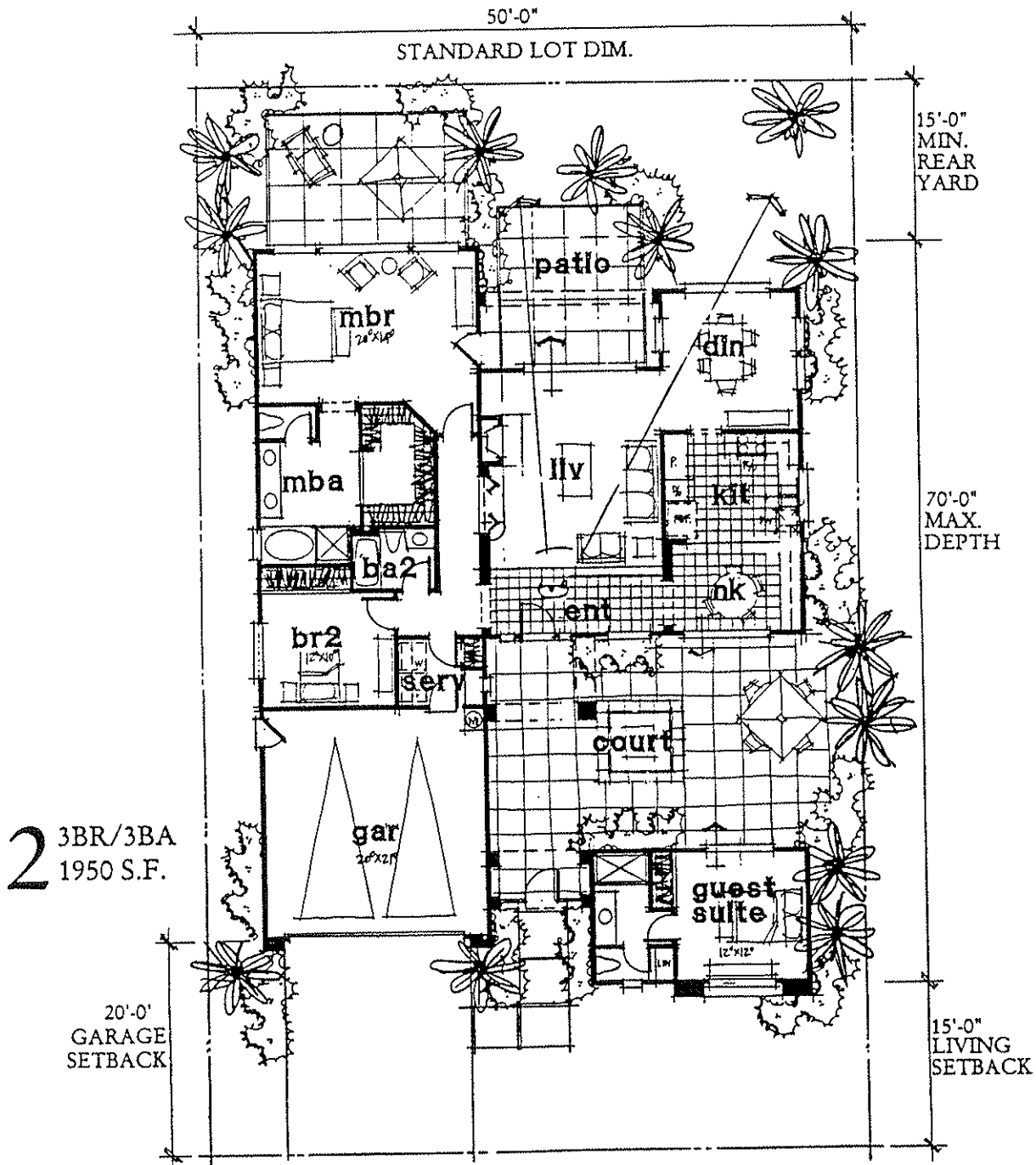
Additional analysis is required by the Plan in conjunction with project proposals depending on the nature and location of the specific development. In the course of preparation of this PMP, several detailed technical studies have been prepared to assist the City and interested parties in reviewing and establishing conditions and mitigation measures to assure the project is consistent with the environmental goals and policies of the City.

These studies include:

- Traffic Study prepared by Endo Engineering of Aliso Viejo, California
- Cultural Resources Report prepared by CRM Tech of Riverside, California
- Biological Assessment prepared by James W. Cornett of Palm Springs, California
- Geotechnical Engineering Report prepared by Earth Systems Consultants of Bermuda Dunes, California
- Preliminary Hydrology and Drainage Study prepared by Harold A. Vance of Del Mar, California

These studies have been used to formulate the development plan including mitigation measures proposed to reduce the environmental impacts to a level at or below that anticipated in the adoption of the City's General Plan. Appendix A contains the Environmental Information Form including answers to all yes questions. Appendix B, located in a separate document, includes all of the studies listed above.

Included within the various technical studies prepared in conjunction with this project are measures suggested to mitigate identified impacts. Final mitigation and conditions of approval, as adopted by the City Council, would supersede. Upon City Council determination, final mitigation measures will be added to Appendix A.



2 3BR/3BA
1950 S.F.

EXHIBIT 13

50' WIDE SFD
I.S. HOME CORPORATION

DA
DANIELIAN ASSOCIATES
ARCHITECTURE & PLANNING
5077 CORPORATE BLVD
IRVINE, CALIFORNIA 92714
(714) 874-6000
FAX: (714) 874-1422
© 2011 DANIELIAN ASSOCIATES
To be used only as
shown & approved.
6/27/14 117/60

14.0 DEVELOPMENT AGREEMENT

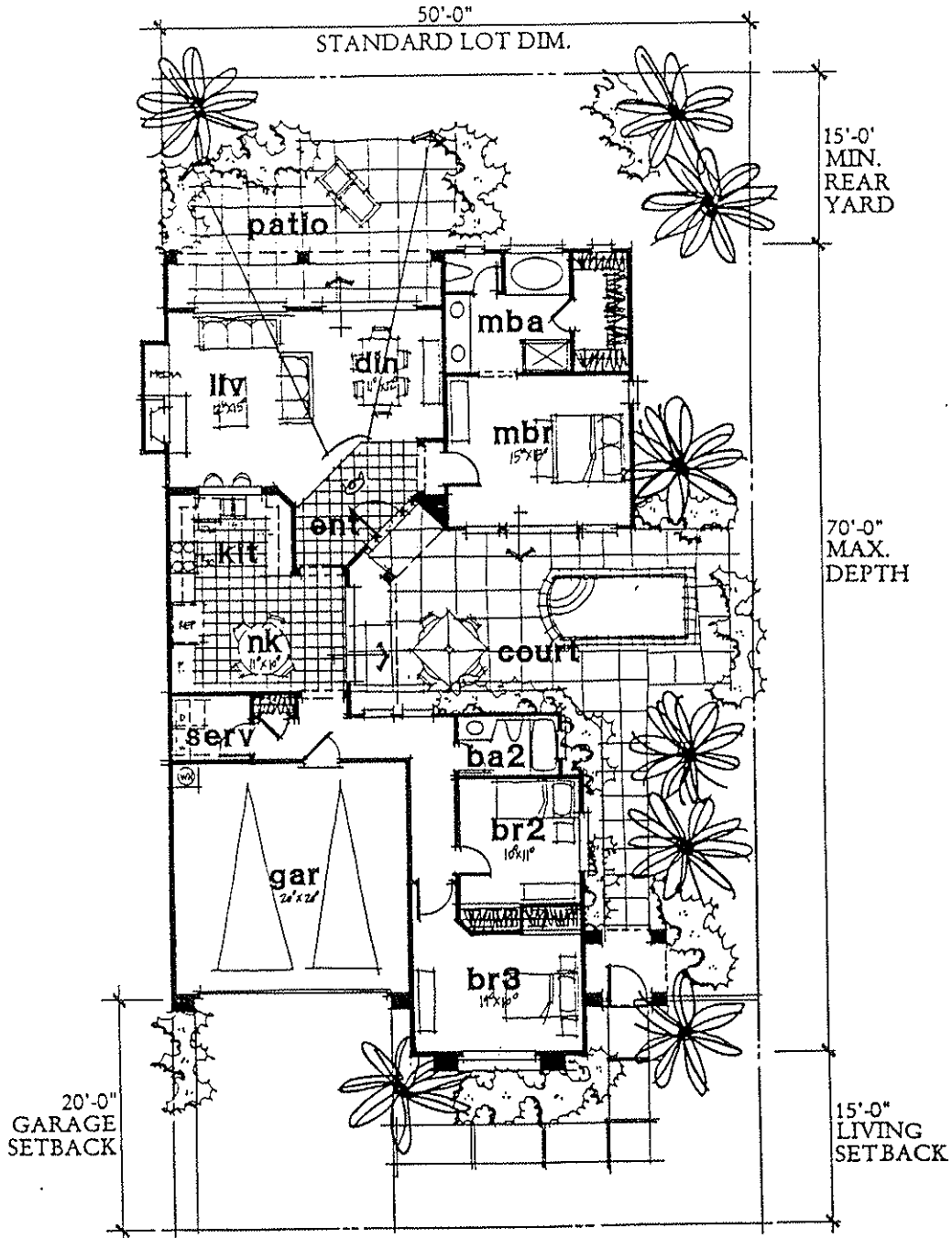
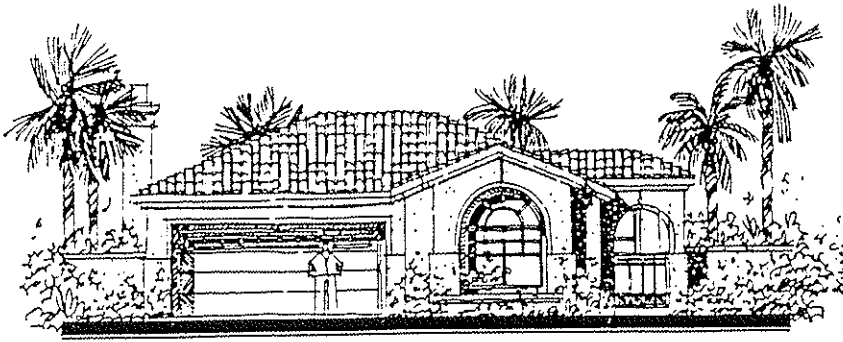
Development Agreements are authorized by the Government Code Section 65864 to eliminate wasting of resources, escalation in the cost of housing, and to encourage investment in and commitment to comprehensive planning which attempts to maximize the efficient utilization of resources at the least economic cost to the public.

Development Agreements assure the developer that upon approval of a project, the applicant may proceed with the project in accordance with specified rules and regulations. In addition, State law encourages provisions in Development Agreements for reimbursement to applicants for the costs involved with overcoming the lack of public facilities necessary for the development of new housing. Areas specifically cited include streets, sewers, transportation, drinking water, school and utility facilities.

It is with these provisions of State law that a Development Agreement has been drafted in conjunction with Heritage Palms. The Agreement is a separate document referenced as Appendix C.

The purpose of the Development Agreement is to establish the specific conditions that the development must meet as well as the specific rules and regulations that will be enforced by the City for the life of the project.

Inasmuch as the Development Agreement must be found to be consistent with the General Plan and any applicable Specific Plan, this Specific Plan has been incorporated by reference into the Development Agreement.

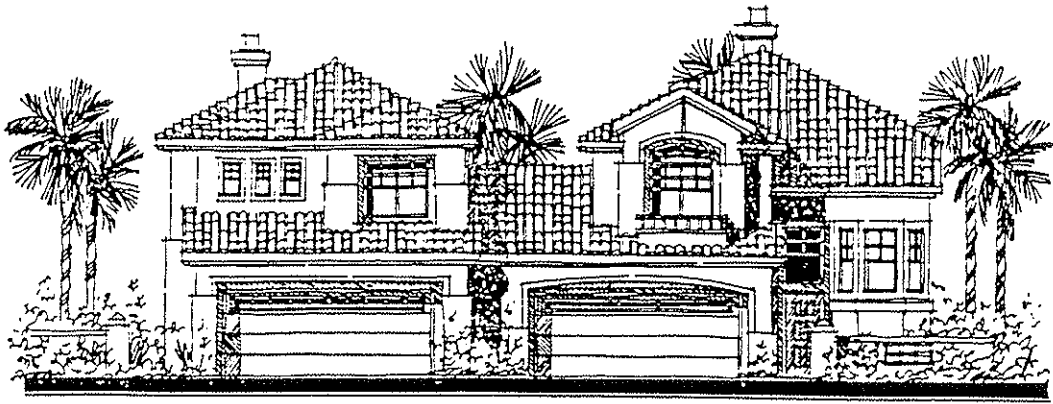


3 3BR/2BA
1650 S.F.

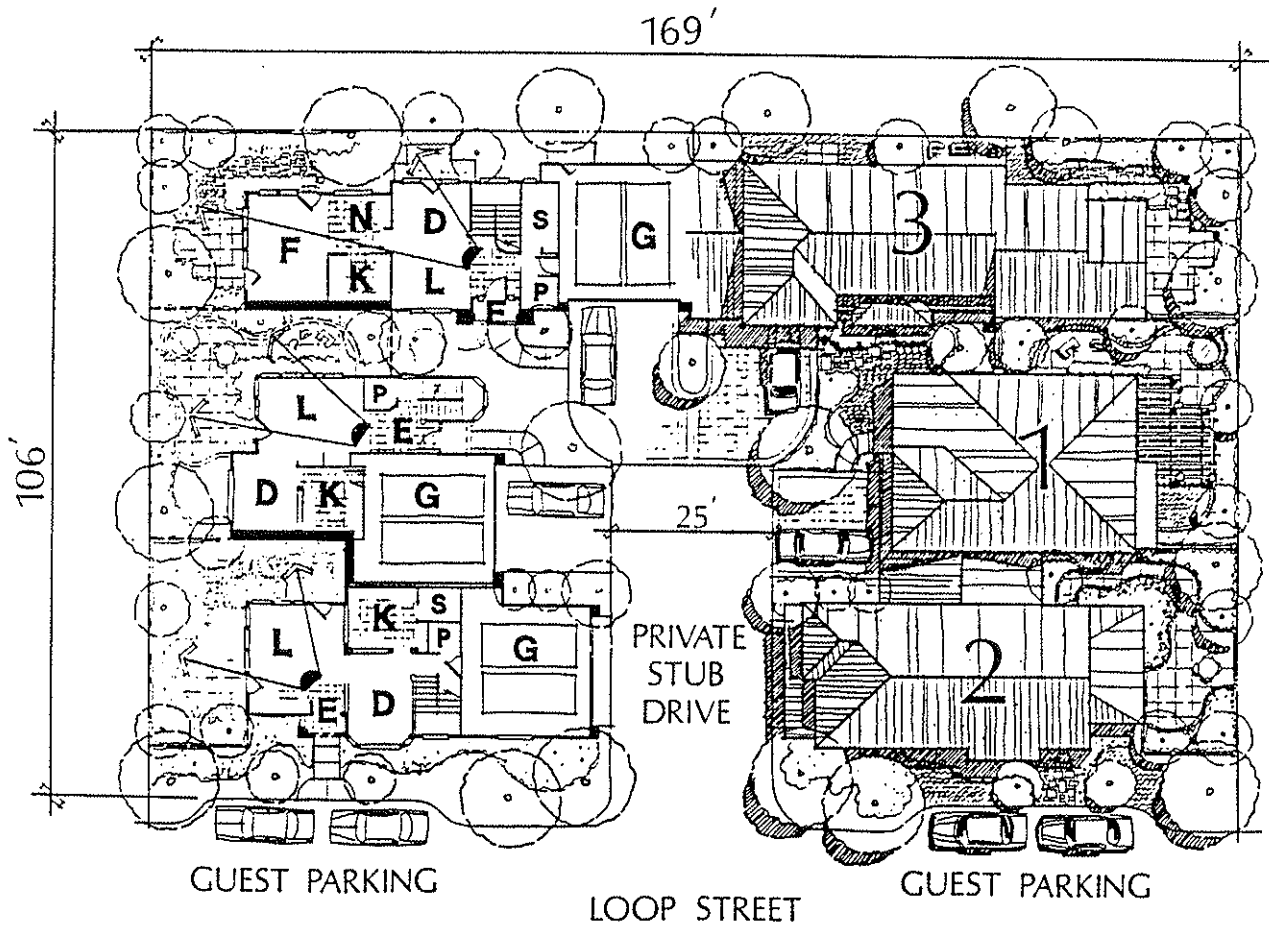
EXHIBIT 14

40' WIDE PATIO HOMES
.S. HOME CORPORATION

DA
DANIELIAN ASSOCIATES
ARCHITECTURE & PLANNING
SUITE CORPORATE PARK
RIVERSIDE, CALIFORNIA 92504
TEL: 951-474-4020
FAX: 951-474-1422
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6-27-99 147750



2 1 1



HIGHER DENSITY
CLUSTER HOMES
U.S. HOME CORPORATION

EXHIBIT 15

DA
DAMELIAN ASSOCIATES
ARCHITECTURE & PLANNING
SIXTY CORPORATE BLVD
IRVINE, CALIFORNIA 92714
(714) 474-6000
FAX (714) 474-4422
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9-77-04 11750

EXHIBIT 16

General Planting Palette

U.S. Home Corporation

Heritage Palms, Indio, California

BOTANICAL NAME

COMMON NAME

SHADE / CANOPY TREES

Acacia smallii
Acacia salicina
Bauhinia variegata 'Purpurea'
Cercidium floridum
Jacaranda acutifolia
Ceratonia siliqua
Olea europea 'Swan Hill'
Pittosporum phillyraeoides
Prosopis chilensis
Prosopis glandulosa
Parkinsonia aculeata
Rhus lancea
Schinus terebinthifolius
Salix babilonica

Sweet Acacia
Willow Acacia
Purple Orchid Tree
Blue Palo Verde
Jacaranda
Carob
Fruitless Olive
Willow Pittosporum
Chilean Mesquite
Honey Mesquite
Jerusalem Thorn
African Sumac
Brazilian Pepper
Weeping Willow

COLUMNAR TREE

Acacia stenophylla
Brachycton populneus
Chorisia speciosa
Melaleuca quinquenervia
Nerium oleander

Shoestring Acacia
Bottle Tree
Silk Floss Tree
Melaleuca, Cajeput Tree
Standard Oleander

PALMS & PALM LIKE TREES

Washington filifera
Washington robusta
Phoenix dactylifera
Arecastrum romazoffianum
Beaucarnea recurvata
Chamaedorea seifrizii
Chamaerops humilis
Cycas revoluta
Phoenix roebelenii
Rhaps excelsa

California Fan Palm
Mexican Fan Palm
Date Palm
Queen Palm (Cocos Palm)
Bottle Palm
Chamaedorea
Mediterranean Fan Palm
Sago Palm
Pigmy Date Palm
Lady Palm

CITRUS TREES

Grapefruit
Lemon
Lime
Kumquat
Orange
Tangelo

'Ruby Pink' Grapefruit
'Improved Meyer' Lemon
'Bearss' Lime
Nagmi Kumquat
'Valencia' Orange
'Mimnneola' Tangelo

LARGE SHRUBS

Cassia artemisioides
Caesalpinia gilliesii
Coculus laurifolius
Cassia nemophyla
Caesalpinia pulcherimai
Dalea spinosa
Pithecelobium flexicaule
Dalea pulchra
Dodonea viscosa
Leucophyllum frutescens
Ligustrum texanum
Larrea tridentata
Murraya paniculata
Nerium oleander
Nerium Oleander
Photinia fraseri
Pittosporum tobira
Prunus caroliniana
Thevetia peruviana
Tecoma Stans
Xylosma congestum

Feathery Cassia
Yellow Bird of Paradise
Snailseed
Desert Cassia
Red Bird of Paradise
Smoke Tree
Texas Ebony
Indigo Bush
Hopeseed Bush
Texas Ranger
Texas Privet
Creosote Bush
Orange Jessamine
Oleander 'Petite Pink'
Oleander 'Petite Salmon'
Photinia
Pittosporum
Carolina Cherry
Yellow Oleander
Yellow Bells
Shiny Xylosma

MEDIUM SHRUBS

Bougainvillea 'Rosenka'
Calliandra californica
Calliandra eriophylla
Carissa macrocarpa
Leucophyllum candidum
Morea iridioides
Encelia farinosa
Gardenia jasminoides
Gardenia 'veitchi'
Grevillea noellii
Leucophyllum frut. 'compacta'
Nandina domestica
Nolina microcarpa
Rahiolepis indica
Salvia greggii

Bougainvillea Spp.
Baja Fairy Duster
Fairy Duster
Natal Plum
Purple Sage
Fortnight Lily
Brittle Bush
Gardenia 'Mystery'
Gardenia
Grevillea
Dwarf Texas Ranger
Heavenly Bamboo
Bear Grass
India Hawthorn
Red Sage

SMALL SHRUBS

Carissa grandiflora
Clivia miniata
Jasminum nitidum
Liriope muscari
Muhlenbergia rigens
Pittosporum tobira
Santolina virens

Carissa 'Boxwood Beauty'
Kaffir Lily
Angelwing Jasmine
Big Blue Lily Turf
Deer Grass
Pittosporum 'Wheeler's Dwarf'
Lavender Cotton

CACTI & SUCCULENTS

Agave americana
Agave victoriae-reginae
Agave Spp.
Carnegiea gigantea
Dasylirion wheeleri
Echinocactus grusonii
Echinocactus engelmannii
Euphorbia milii
Hesperaloe parvifolia
Ferocactus acanthodes
Fouquria splendens
Opuntia basilaris
Opuntia Spp.
Stenocereus marginatus
Yucca aloefolia
Yucca elata
Yucca gloriosa
Yucca rigida
Yucca torreyi

Century Plant
Queen Victoria Agave
Agave (various)
Saguaro
Desert Spoon
Golden Barrel Cactus
Hedgehog Cactus
Crown of Thorns
Red Yucca
Compass Barrel Cactus
Ocotillo
Beavertail Cactus
Opuntia (various)
Mexican Organ Pipe
Spanish Bayonet
Soaptree Yucca
Spanish Dagger
Blue Yucca
Texas Yucca

GROUNDCOVERS

Annual Color
Acacia redolens
Apenia cordifolia
Baccharis 'centennial'
Baileya Multiradiata
Dalea greggi
Duchesna indica
Festuca Ovina Glauca
Lantana montevidensis
Myoporum parvifolium
Verbena goodingii
Verbena peruviana
Verbena rigida
Turf
Stabilized Native Soil
Decomposed Granite
Palm Springs Sand
Cobble Stones; Crushed Rock

Seasonal Flowers
NCN
Red Apple
Desert Broom Hybrid
Desert Marigold
Prostrate Indigo Bush
Mock Strawberry
Blue Fescue
Trailing Lantana (pink)
Myoporum
Gooding Verbena
Verbena Spp.
Verbena Spp.
Varies

VINES & ESPALIERS

Bougainvillea brasiliensis
Bougainvillea 'Barbara Karst'
Bougainvillea 'Rosenka'
Bougainvillea 'San Diego Red'
Calliandra inaequilatera
Coculus laurifolius
Ficus pumila
Grewia caffra
Gelsemium sempevirens
Jasminum nitidum
Rosa banksiae 'Lutea'
Tecoma Stans

Bougainvillea
Bougainvillea
Bougainvillea
Bougainvillea
Pink Power Puff
Snailseed
Creeping Fig
Lavender Starflower
Carolina Jasmine
Angelwing Jasmine
Lady Bank's Rose (yellow)
Yellow Bells

APPENDIX A

TABLE OF CONTENTS

- 1. APPLICATION FORM**
- 2. ENVIRONMENTAL INFORMATION FORM**
- 3. CITY COUNCIL RESOLUTIONS OF APPROVAL**

ORDINANCE NO. 1310

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA, ADOPTING THE REVISED PROJECT MASTER PLAN FOR A PORTION OF RPD-5 ENTITLED WHISPERING DUNES COUNTRY CLUB FOR THE HERITAGE PALMS COUNTRY CLUB WITH CERTAIN AMENDMENTS TO SECTION 9.0 ENTITLED DEVELOPMENT ZONES/STANDARDS

WHEREAS, on December 7, 1994, the Indio City Council adopted Resolution No. 5891 approving Project Master Plan 94-10-1 entitled "Revised Project Master Plan - Portion of RPD-5 - Whispering Dunes Country Club;" and

WHEREAS, the project is now known as Heritage Palms Country Club; and

WHEREAS, the approved Project Master Plan has served as a Zoning Implementation plan resulting in the development of the Heritage Palms Country Club including golf course facilities, recreation center/clubhouse and approximately 800 homes; and

WHEREAS, the need has arisen to amend certain provisions of the Project Master Plan relative to the development of accessory structures and structural attachments to homes.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Pages 13 and 14 of the Project Master Plan are hereby amended with respect to the following provisions:

A. Swimming Pools Setbacks - May be permitted with a 3' minimum rear setback from the property line when it is adjacent to the golf course or an adjoining "common/public open space area or landscape easement."

B. Patio Cover Setbacks - Adjacent to golf course or common landscape area - May be permitted with a minimum 3' rear setback from the property line when it is adjacent to the golf course or an "interior common open space or landscape area." An interior common open space or landscape area would include "private property in common ownership only."

Adjacent to an adjoining private yard - May be permitted with a minimum 7' rear setback from the property line when it is adjacent to an adjoining private yard not held in common ownership.

Adjacent to the public right-of-way - May be permitted with a minimum 7' rear setback from the property line when it is adjacent to a landscape area which is part of or

adjacent to the public rights-of-way of: Jefferson Street, Fred Waring Drive, Miles Avenue and Burr Street.

C. Patio Cover Maximum Coverage – Patio covers and other roof or lattice covered structures may not cover more than 50% of the required rear yard area.

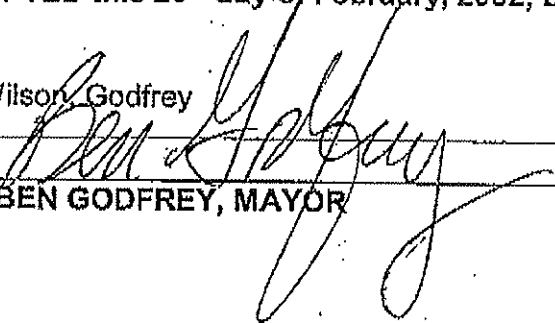
Projections into the sideyard – Architectural projections including eaves, awnings, louvers, media centers, sills, shade devices, cornices, flues, chimneys, utility meters/boxes may project not more than 24" into a required sideyard. The maximum cumulative length of all such projections shall not exceed ten feet.

Section 2. The "Whispering Dunes Country Club Revised Project Master Plan" shall be retitled "Heritage Palms Country Club Project Master Plan."

Section 3. The Heritage Palms Country Club Project Master as hereby amended shall be maintained in the Offices of the City of Indio Development Services Department and shall serve as the zoning use and development standards of the Heritage Palms Country Club as part of the Official Zoning of the City of Indio.

PASSED, APPROVED AND ADOPTED this 20th day of February, 2002, by the following vote:

AYES: Bethel, Fesmire, Gilbert, Wilson, Godfrey
NOES: NONE

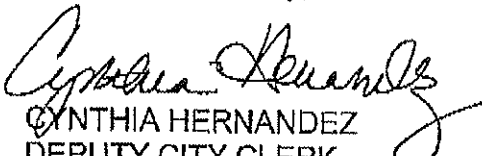

BEN GODFREY, MAYOR

ATTEST:


CYNTHIA HERNANDEZ
DEPUTY CITY CLERK

CERTIFICATION

I, Cynthia Hernandez, Deputy City Clerk, do hereby certify the foregoing to be a full, true and correct copy of Ordinance No. 1310 introduced at a regular meeting on February 6, 2002 and adopted by the City Council of the City of Indio at a regular meeting on the 20th day of February, 2002.


CYNTHIA HERNANDEZ
DEPUTY CITY CLERK

ORDINANCE NO. 1359

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA, APPROVING PROJECT MASTER PLAN 94-10-1 (AMENDMENT NO. 2) TO ALLOW MODIFICATIONS TO LAND USE REGULATIONS, DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE NEIGHBORHOOD SHOPPING CENTER SITE OF THE HERITAGE PALMS COUNTRY CLUB, LOCATED AT THE SOUTHEAST CORNER OF FRED WARING DRIVE AND JEFFERSON STREET; HAAGEN COMPANY LLC

WHEREAS, on October 31, 2003 Haagen Company LLC filed with the City of Indio an application for Project Master Plan Amendment (PMP 94-10-1) to modify land use regulations, development standards and design guidelines to allow a 125,253 square foot neighborhood shopping center on 10.79 acres of vacant land located at the southeast corner of Fred Waring Drive and Jefferson Street (A.P.N. 606-200-016); and,

WHEREAS, environmental impacts were analyzed for this project as part of the Tentative Tract Map 28043, approved by the City Council on December 7, 1994. The proposed modifications would not create any significant environmental effects on the environment that were not previously analyzed; and,

WHEREAS, on December 17, 2003 the Planning Commission and City Council conducted a joint public hearing, reviewed staff reports, considered testimony both for and against, and concluded its proceedings; and the Planning Commission recommended to the City Council approval of the proposed Project Master Plan Amendments; and,

WHEREAS, on December 17, 2003 the City Council conducted a joint public hearing, reviewed staff reports, considered testimony both for and against, and concluded its proceedings; and the Planning Commission recommended to the City Council approval of the proposed Project Master Plan); and,

WHEREAS, after due notice as required by law, a joint public hearing was held before the Planning Commission and City Council of the City of Indio on December 17, 2003, to consider the Project, including the Project Master Plan Amendment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA, HEREBY ORDAINS, AS FOLLOWS:

Section 1. To APPROVE the amendment to Project Master Plan (PMP 94-10-1) based on the following findings:

1. The proposal is consistent with the Indio General Plan 2020 which intends for Residential Planned Development overlay designation to have a master planned residential communities with close proximity to shopping. The adopted Conceptual

Specific Plan and the proposed Project Master Plan amendments are consistent with the NC land use designation of the General Plan, and the proposed amendments do not materially change the development intensity that was originally envisioned for the project.

2. The proposed modification to the Project Master Plan will not affect the Indio Code of Ordinances which seeks to have consistency between zoning classification and the general plan land use designation. The proposed modifications will not significantly change the approved land uses and the development regulations will be in keeping with the originally approved neighborhood shopping center.

Section 2. To approve the Project Master Plan Amendment (PMP 94-10-1) subject to the following conditions:

1. Drive-thru restaurants shall be prohibited for the proposed Neighborhood Commercial center. The land use regulations under Section 9.0 for the Neighborhood Commercial center shall be revised to specifically prohibit drive-thru restaurants.
2. A maximum of six(6) freestanding signs shall be allowed for the center. One identification pylon sign may be allowed per street frontage, with a maximum height of seventeen feet(17') measured from "top of curb" elevation at the street. The remaining signs shall be monument signs with a maximum height of twelve feet(12') measured from top of curb elevations at the street. Location of all signage shall be to the satisfaction of the Director of Development Services.
3. The minimum front setback for the neighborhood shopping center shall be 25 feet except that an open canopy structure may be erected ten feet (10') from the Fred Waring Drive street property line over the drive-thru lane. All parking areas shall provide a minimum ten foot (10') landscaped setback from the street property lines along Fred Waring Drive.
4. The applicant shall submit ten (10) copies of Project Master Plan 94-10-1 (text and maps) in its amended form, and in compliance with all conditions of approval contained herein, to the Community Development Services/Building and Safety Department prior to the issuance of any building permits for the neighborhood shopping center.

Section 3. That the above recitations are true and correct and constitute the findings of the City Council regarding the Project Master Plan Amendment and this project.

Section 4. That the proposed amendments to Project Master Plan 94-10-1 are on file in the Office of the City Clerk and are available for review by the public.

Section 5. The City Clerk/Deputy City Clerk shall certify to the passage and adoption of this ordinance and shall cause a summary of same to be published once in the *Desert Sun*, a newspaper of general circulation, printed, published, and circulated within the City of Indio and the same shall be in full force and effect thirty (30) days after its adoption.

PASSED, APPROVED, and ADOPTED this 7th day of January, 2004, by the following vote:


AYES: Fesmire, Gilbert, Godfrey, Wilson, Bethel

NOES: None



JACQUELINE BETHEL, MAYOR


ATTEST:



CYNTHIA HERNANDEZ
DEPUTY CITY CLERK, CMC

CERTIFICATION

I, Cynthia Hernandez, Deputy City Clerk, of the City of Indio, California, do hereby certify the foregoing to be a full, true and correct copy of Ordinance No. 1359, duly introduced and adopted at a meeting of the City Council of the City of Indio held on December 17, 2003 and passed at a regular meeting held on January 7, 2004.


Cynthia Hernandez
Deputy City Clerk, CMC

DEVELOPMENT APPLICATION

WHISPERING DUNES COUNTRY CLUB



Indio

Project Master Plan No. _____
Tentative Tract Map No. 28043
Tentative Parcel Map No. 28048
Development Agreement No. _____

DEPARTMENT OF COMMUNITY DEVELOPMENT
100 Civic Center Mall
P.O. Drawer 1788
Indio CA 92202
619/342-6500
619/342-6556 FAX

City of Indio
100 Civic Center Mall, P.O. Drawer 1788
Indio, California 92202
(619) 342-6500

PROJECT MASTER PLAN APPLICATION

FEE:

GENERAL INFORMATION:

Project Name: Whispering Dunes Country Club

Applicant Name: Mainiero, Smith and Associates, Inc.
(Type or Print)

Assessor's Parcel No.: 606-100-003, 606-110-002, 606-200-001
606-200-002, 606-200-003, 606-200-004

Total Project Acreage: 379

Total Project Lots: 853 (TTM), 7 (TPM)

Project Location: Fred Waring Drive and Jefferson Street

Legal Description: (record map, sectional breakdown or metes and bounds):
See attached

PROJECT DESCRIPTION:

Briefly describe the purpose and intent of the proposed project (including number of acres and units): The proposed project involves a 379 acre parcel which will become a 1100-1300 unit, retirement oriented country club with a 6700 yard golf course. Also included are extensive recreation amenities and a 12 acre site for a neighborhood shopping center.

PROJECT SPECIFICS: Complete only those sections that apply.

Single Family

Acres: 104.1 (excluding private streets)

| Total No. of Lots | Number of Lots by Size | No. of Units per Lot Size | Total No. Units |
|-------------------|------------------------|---------------------------|-----------------|
| | Size Floors | # Units | |
| <u>249</u> | <u>4000 s.f.</u> | _____ | <u>249</u> |
| <u>297</u> | <u>5000 s.f.</u> | _____ | <u>297</u> |
| <u>280</u> | <u>6000 s.f.</u> | _____ | <u>280</u> |

Apartments _____ Condominiums X If Condos, then Townhouses X OR
 Air Space _____

Acres: 36.9 (excluding streets)

| Total No. Building | Building Types | No. Stories per Building Type | No. Units per Building Type | Total No. of Units |
|--|----------------|-------------------------------|-----------------------------|--------------------|
| <u>36.9 acres x 12 d.u./acre =</u> | | | | <u>445</u> |
| <u>Tentative information based on design guidelines.</u> | | | | |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |

Commercial/Industrial/Office

| Building Types | # of Bldgs. | # of Stories per Bldg. | Sq.Ft. Bldg. Area | # of Parking Spaces | Acres of Parking |
|--|-------------|------------------------|-------------------|---------------------|------------------|
| <u>Tentative information based on design guidelines. Site will</u> | | | | | |
| <u>yield between 100k to 150k in gross/leaseable area.</u> | | | | | |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |

Mobilehomes or Recreational Vehicles

Type: (Circle one) Mobilehomes
 Recreational Vehicles

Acres: 0

| <u>Total No. of Lots</u> | <u>No. of Lots by Size</u> | |
|------------------------------|----------------------------|---------------|
| | <u>Size</u> | <u># Lots</u> |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

SIGNS: TO BE SUBMITTED

Type: (Circle one) Freeway
 Freestanding
 Monument
 Wall
 Window
 Other _____

number _____
 size (sq.ft.) _____
 material _____
 colors _____
 on-site _____ OR
 off-site _____

REQUESTED ZONING:

Request is hereby made to change zone(s) of the subject properties as follows:

From: RL to: Project Master Plan Number of Acres: 379
 From: _____ to: _____ Number of Acres: _____
 From: _____ to: _____ Number of Acres: _____

PROJECT DESCRIPTION: Parcelization to facilitate phasing.

Square Footage:

| Existing: | | Proposed: | |
|---------------|-------------------------------------|---------------|-----------------------------------|
| Lot Number 1: | <u>18.74</u> XXXX acres | Lot Number 1: | <u>82.4</u> XXXX acres |
| Lot Number 2: | <u>65.99</u> XXXX acres | Lot Number 2: | <u>26.2</u> XXXX acres |
| Lot Number 3: | <u>62.51</u> XXXX acres | Lot Number 3: | <u>73.5</u> XXXX acres |
| Lot Number 4: | <u>147.21</u> XXXX acres | Lot Number 4: | <u>10.8</u> XXXX acres |
| 5: | .30 acres | 5: | 46.9 acres |
| 6: | 48.65 acres | 6: | 65.1 acres |
| | | 7: | 72.4 acres |

PROJECT SPECIFICS: FOR TENTATIVE TRACT MAP

Single Family/Apartments/Condominiums

Acres: 184.9

| Total No. of Lots | Number of Lots by Size | | No. of Units per Lot Size | | Total No. Units |
|-------------------|------------------------|------------|---------------------------|--------|-----------------|
| | Size | #Lots | Size | # Lots | |
| <u>826</u> | <u>4000</u> | <u>249</u> | _____ | _____ | _____ |
| | <u>5000</u> | <u>297</u> | _____ | _____ | _____ |
| | <u>6000</u> | <u>280</u> | _____ | _____ | _____ |
| | _____ | _____ | _____ | _____ | _____ |

Average Lot Size: 5450

Mobilehomes or Recreational Vehicles

Type: (Circle one) Mobilehomes
 Recreational Vehicles

Acres: 0

| Total No. of Lots | No. of Lots by Size | |
|-------------------|---------------------|--------|
| | Size | # Lots |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Commercial/Industrial/Office:

No. of Lots 1 Size of Lots (in acres)

- | | |
|----------------|-----------|
| 1. <u>10.7</u> | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

4. Name: _____
(Print)

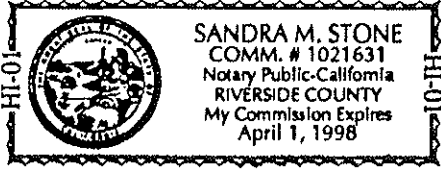
Signature: _____

Address: _____

All signers represent that they have full legal capacity to and hereby do, authorize the filing of this application. Leaseholds must be for at least five (5) years or the owner shall be required to sign this application.

Subscribed and sworn before me this 28th day of September, 1994.

4/1/98 ss: Sandra M. Stone
My Commission Expires Notary Public (or City Staff)
Sandra M. Stone



CONTACTS:

Does this person
require staff reports?

Yes No

Developer:

Name of Firm: U.S. Home Corporation

Address: 1400 E Southern Ave Ste 700
Tempe AZ 85282

Phone: 602/838-4178 602/897-2974 FAX

Contact Person: Gerry Smith X

~~XXXXXXXXXXXXXXXXXXXX~~ Attorney:

Name of Firm: Mohr, Hackett, Pederson, Blakley, Randolph & Haga

Address: 2800 N central Ave Ste 1100
Phoenix AZ 85004-1043

Phone: 602/277/7600 602/240-6600 FAX

Contact Person: Gordon Mohr X

Engineer/Surveyor/Land Planner

Name of Firm: Mainiero, Smith and Associates, Inc.

Address: 777 E Tahquitz Canyon Way Ste 301
Palm Springs CA 92262

Phone: 619/320-9811 619/323-7893 FAX

Contact Person: _____

~~XXXXXXXXXXXXXXXXXXXX~~ Attorney

Name of Firm: Shevlin, Schlecht, & Shoenberger

Address: 801 E Tahquitz Canyon Way
Palm Springs CA 92262

Phone: 619/320-7161 619/323-1758 FAX

Contact Person: James Schlecht X

CERTIFICATION:

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatures of the above authorization.

Name: Robert S. Smith, P.E.
(Print or Type)

Signature: *Robert S. Smith*

Address: 777 E Tahquitz Canyon Way Ste 301
Palm Springs CA 92262

Telephone: 619/320-9811

Date: _____ Capacity: Agent

STAFF USE ONLY: Date filed _____ Rec'd by _____ Receipt No. _____

Related Cases: _____



Community Development Department

STAFF USE ONLY

EA # _____

Related Cases: _____

FEES: \$705. + AB3158 Fee (\$1300./\$900.) or \$50. (County Fee) + \$50.
(City Fee) for "diminimus impact finding"
OR \$85. for Exemption + \$50. County Filing Fee

INSTRUCTIONS: Type or Print. Submit one copy, plus exhibits. Incomplete applications may be returned within 30 days of filing.

1. PROJECT NAME AND BRIEF DESCRIPTION: PMP, TTM, TPM, & Development Agreement for Whispering Dunes Country Club & Shopping Center - 1300 unit retirement community on 380 acres

2. PROPERTY OWNER(S): attach list if necessary

Name: Stamko Development Co. Phone No. 310/277-3622
c/o Christine Clarke, Collett & Levy
Address: 10100 Santa Monica Blvd Ste 400 FAX No. 310/277-1328
Los Angeles CA 90067

Name: _____ Phone No. _____

Address: _____ FAX No. _____

Name: _____ Phone No. _____

Address: _____ FAX No. _____

3. DEVELOPER:

Name: U.S. Home Corporation Phone No. 602/838-4178
Address: 1400 E Southern Ave Ste 700 FAX No. 602/897-2974
Tempe AZ 85282

4. APPLICANT/AGENT:

Name: Mainiero, Smith and Associates, Inc. Phone No. 619/320-9811
Address: 777 E Tahquitz Canyon Way Ste 301 FAX No. 619/323-7893
Palm Springs CA 92262

PROJECT DESCRIPTION

5. LOCATION:

Address: Fred Waring Drive @ Jefferson Street

Assessor's Parcel Number(s): 606-100-003, 606-110-002, 606-200-001
606-200-002, 606-200-003, 606-200-004

6. EXISTING ZONING AND GENERAL PLAN DESIGNATION: R-L (City zoning proposal)
R-L & NC -Existing G.P.

7. SITE SIZE: (attach plot plan)

Acreage: 380± acres

8. SQUARE FOOTAGE OF STRUCTURES: 23k s.f. clubhouse, homes 1050 to
2250 s.f., 150k± s.f. shopping center

9. NUMBER OF FLOORS: 1 and 2

10. NUMBER OF PARKING SPACES TO BE PROVIDED: Res. 2/unit, Rec. 300±,
Shopping center 600-700

11. PROPOSED SCHEDULE:

Grading: Mass Grading 1-95 - 4-95 Rough 4-95 to 6-95

Construction: 6-95 to 12-2000

Phasing: 7 phases

12. ASSOCIATED PROJECTS: Project Master Plan, TTM 28043,
TPM 28048, Development Agreement

13. ANITICIPATED INCREMENTAL DEVELOPMENT: None

14. RESIDENTIAL:

- Number of Dwelling Units: 1100 - 1300

- Size of Units: 1050 - 2250 s.f.

- Range of Sales Prices or Rents: \$100k - \$250 k

- Any Restrictions: Age restricted - 55+ years

- Expected Household Size: 1.9

15. COMMERCIAL/INDUSTRIAL:

- Type: Neighborhood Shopping Center

- Square Footage: 150,000 s.f.±

- Employment Per Shift: unknown

- Loading Facilities: typical

16. INSTITUTIONAL:

- Type: N/A
- Employment Per Shift: _____
- Estimated Occupancy: _____
- Community services to be Provided: _____
- Loading Facilities: _____

17. DOES THIS PROJECT INVOLVE A VARIANCE, CONDITIONAL USE PERMIT OR REZONING APPLICATION? STATE THIS AND INDICATE CLEARLY WHY THE APPLICATION IS REQUIRED. Project Application is a Project Master Plan with related Tract & Parcel Maps and a Development Agreement

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

Yes No

- 18. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.
- 19. Change in scenic views or vistas from existing residential areas or public lands or roads.
- 20. Change in pattern, scale or character of general area of project.
- 21. Significant amounts of solid waste or litter.
- 22. Change in dust, ash, smoke, fumes or odors in vicinity.
- 23. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
- 24. Substantial change in existing noise or vibration levels in the vicinity.
- 25. Site on filled land or on slope of 10 percent or more.
- 26. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- 27. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 28. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
- 29. Relationship to a larger project or series of projects.

30. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this project?
31. If you answered yes to question 30, may this project cause significant effects on the environment that were not examined in the prior EIR?

ENVIRONMENTAL SETTING

32. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. (Snapshots or instant photos acceptable.)
33. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops; department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. (Snapshots or instant photos acceptable.)

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: Sept. 28, 1994

Adam Ross, AEP
(Signature)

For Maniero Smith & Assoc.

ENVIRONMENTAL ASSESSMENT
for Whispering Dunes Country Club

Related applications under consideration

- Project Master Plan No. _____
- Tentative Parcel Map No. 28048
- Tentative Tract Map No. 28043
- Development Agreement No. _____

Answers to "Yes" Questions on Environmental Information Form

19. The end result of the process will be the development of the privately held property within the boundaries of the planning area. The change in "scenic views or vistas" as a result of the adoption of the entitlements for the proposed project is primarily unchanged from the adopted General Plan. The change from existing conditions will be the loss of approximately 380 acres of vacant desert terrain. Some mesquite covered dunes will be lost and replaced with development in keeping with the goals and policies of the City of Indio.

Mitigation Measures:

1. Proposals for development within this Planning Area shall follow the design guidelines set forth in the CSP document for RPD 5, the design guidelines set forth in the PMP, as well as applicable policies and ordinances of the City of Indio.
22. Development of this project will have a long term beneficial change in dust control by stabilizing an area that is largely open sand. In the short term there will be the potential of dust during construction.

Mitigation Measures

1. The project shall comply with an approved Dust Control Plan during construction phases.
24. There may be noticeable increases in noise levels in the vicinity as a result of the development. During the construction of the various phases which will follow, there will be short term noise from construction activities. New development will bring additional traffic which will increase noise adjacent to various thoroughfares in and around the planning area. Mechanical equipment will be installed and operated both in residential and commercial settings resulting in an increase in the ambient background noise of the area.

Mitigation Measures

1. Construction activities shall not take place prior to 7:00 a.m. Standard Time (6:00 a.m. Daylight Savings Time) or after 6:00 p.m. unless specifically approved by the City's Building Official.
 2. Construction equipment shall be equipped with required mufflers.
 3. Nighttime deliveries (10 p.m. to 7 a.m.) to commercial establishments abutting residential areas shall be prohibited.
 4. Mechanical equipment shall be screened for both visual and noise buffering.
27. Development of this area will result in an increase in municipal services including police, fire, library, water, and sewer. This impact should be below the level anticipated by the General Plan. The impact should be offset by the increases in revenues to the City through property and sales taxes, State subvention funds, hotel taxes, etc. Actual need for police and fire services may be offset somewhat since Whispering Dunes Country Club is a gated community which will have its own security and grounds staff. The provision of extensive on-site recreation and social amenities may reduce dependence of residents of Whispering Dunes on public facilities

Mitigation Measures

1. Water and energy efficiency shall be considered in the site planning, land use, landscape and building design of each Project Master Plan submitted in accordance with the CSP for RPD 5.
 2. Colorado River water shall be used for new large scale landscape features such as golf courses. Existing facilities shall study the feasibility of converting to Colorado River water.
28. The development of the planning area with homes, shopping, and recreation facilities will result in an increase in fossil fuel consumption over existing conditions. This usage should be consistent with the expectation of the City's General Plan, however. Due to improvements in technology, new construction is considerably more efficient than in older developments. The development of a neighborhood center in the planning area may decrease vehicle miles currently traveled to procure services for existing as well as future residents of the area. The provision of bicycle, golf cart and pedestrian trails in the area will allow and encourage non-automotive travel and further reduce independence on fossil fuels.

Mitigation Measures

1. Bicycle, golf cart and pedestrian facilities shall be installed pursuant to the CSP plan for trails in the area.

2. Provision for bicycle and golf cart parking shall be made in the neighborhood center as well as other large scale facilities such as clubhouses.
 3. Golf cart tunnels or bridges shall be installed to connect golf facilities separated by major thoroughfares or arterials to reduce friction to traffic flow.
 4. Access to streets shall be limited pursuant to the RPD Circulation Plan.
29. The Project Master Plan for Whispering Dunes along with the associated applications for mapping and a Development Agreement are a required extension of the Conceptual Specific Plan for RPD 5 which in turn is an extension of the adopted General Plan for the City. The PMP will

Mitigation Measures

None

30. The City of Indio adopted a new, updated General Plan complete with an E.I.R. in October of 1993. The General Plan encourages further planning studies in several areas of the City with an RPD (Residential Planned Development) overlay. The General Plan set forth the allowable intensity of use and fully analyzed the range of development impacts associated with the Conceptual Specific Plan for RPD 5. This proposed PMP and associated applications in fully consistent with the General Plan as well as the CSP.

Mitigation Measures.

None

Environmental Setting

32. The project site, approximately 380 acres, is a rolling sand hummock terrain. Topographically, the site exhibits a few instances of up to a 40 foot differential. The sand dunes appear to be relatively stable as is generally the case when mesquite thickets are present. In addition, a portion of the site was previously under active agricultural cultivation (date grove) which was partially protected by a tamarisk tree windbreak. Vestiges of the date grove are still present as is the windbreak.

Portions of the property exhibit signs of Native American habitation and was at the shoreline of ancient Lake Cahuilla (40 foot elevation). The northern portion of the property is nearly surrounded by streets. The southern portion has public streets on three sides and is also bounded on the east by the Coachella Valley Storm Channel and All-American Canal.

The site is in the process of becoming an ecological island due to being surrounded by roadways and urban development. No plant species listed by the Federal or State governments as rare and endangered were found on the site, although one Category 1 and one Category 2 Candidate species were recorded.

The only officially listed animal species found on site was the Fringed Toed Lizard, although five species listed in the California Department of Fish and Game's *Special Animals* (1992) were recorded including the Coachella Valley fringed-toed lizard, flat-tailed horned lizard, burrowing owl, loggerhead shrike and Palm Springs ground squirrel. No desert tortoise sightings were made.

There is one small structure located on Miles Avenue near the former intersection with Burr Street (vacated). The purpose of this structure is to house and protect a water well, which is currently capped and not in use. A foundation exists in the vicinity of the former date grove in the southeast corner of the property. It's former use is unknown although it probably housed functions associated with the date operations.

33. The surrounding property is largely vacant and of a similar dune-hummock terrain to the south, a portion of the north and to west of the site. The most intense urban development exists to the east of Burr Street (single family residences) and along 43rd Avenue to the north (church, industrial, and residential). The easterly boundary of the property is the Coachella Valley Storm Channel and All-American Canal. Beyond those features exists a mixture of housing types and some limited agriculture uses. An existing golf course exists southerly of Miles Avenue.

APPENDIX B

(UNDER SEPARATE COVER)

Technical Studies

Prepared in Conjunction with
Heritage Palms Retirement Community

TABLE OF CONTENTS

- 1. PRELIMINARY HYDROLOGY AND DRAINAGE STUDY**
Harold A. Vance Consulting Engineer
- 2. GEOTECHNICAL ENGINEERING REPORT**
Earth Systems Consulting
- 3. BIOLOGICAL ASSESSMENT & IMPACT ANALYSIS**
James W. Cornett Ecological Consultants
- 4. CULTURAL RESOURCES REPORT**
CRM TECH
- 5. TRAFFIC STUDY**
Endo Engineering

RESOLUTION NO. 5896

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA,
APPROVING CONCEPTUAL SPECIFIC PLAN 94-9-2

WHEREAS, on September 14, 1994, U.S. Home Corporation filed a Conceptual Specific Plan for Residential Planned Development Area 5 which encompasses a total of approximately 650 acres; and

WHEREAS, on November 9, 1994, the Planning Commission of the City of Indio, conducted a duly advertised public hearing, reviewed the staff report, considered testimony both for and against the proposed Conceptual Specific Plan, and recommended approval to the City Council; and

WHEREAS, on December 7, 1994, the City Council of the City of Indio held a legally advertised public hearing, reviewed the staff report, environmental report and considered testimony both for and against the proposed Conceptual Specific Plan and concluded the proceedings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA,
HEREBY RESOLVES, TO WIT:

I

That Conceptual Specific Plan 94-9-2 is approved based on the following findings:

1. That the proposed project is consistent with the policies of the Indio General Plan 2020.
2. That all property owners were notified via certified mail inviting them to participate in the development of Conceptual Specific Plan No. 94-9-2, and that no one other than the project applicant chose to participate in developing the CSP document.

3. That per Section 15168 of the California Environmental Quality Act (CEQA) Guidelines, Community Development Department Staff has determined that environmental impacts associated with the proposed project have already been analyzed in the program environmental impact report prepared in 1993 for the Indio General Plan 2020 and in additional technical studies conducted for 379 acres in the northern portion of the CSP area. Conditions of approval are proposed for the CSP to ensure that environmental impacts associated with the project are mitigated; mitigation measures recommended by the technical studies have been incorporated as conditions of approval for PMP 94-9-2; Parcel Map 28048 (PM 94-9-294); and Tentative Tract Map 28043 (TM 94-9-318).

II

That Conceptual Specific Plan 94-9-2 is approved based on the following conditions:

1. The Draft Conceptual Specific Plan shall be incorporated as part of this staff report.
2. The Final Conceptual Specific Plan shall be amended as adopted by the City Council.
3. That all future development applications within the CSP boundaries shall be reviewed for consistency with the General Plan, the Final CSP document and applicable chapters of the Indio City Code.
4. The applicant shall reach agreement with the Cities of Indio and La Quinta to resolve the street Right of Way issues.

III

Copies of this Resolution shall be forwarded to the applicant and Community Development Department.

IV

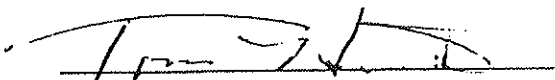
PASSED, APPROVED AND ADOPTED this 7th day of December, 1994, by the following vote, to wit:

AYES: Councilmembers Cervello, Hall, Holt, Lopez, Mayor Hunt

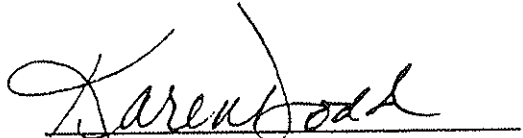
NOES: None

ABSENT: None

ABSTAINED: None



TOM HUNT, Mayor
City of Indio, California

ATTEST:


KAREN DODD, City Clerk
City of Indio, California

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS.
CITY OF INDIO)

I, KAREN DODD, City Clerk of the City of Indio, do hereby certify the foregoing to be a full, true and correct copy of Resolution No. 5896 of the City Council of the City of Indio, adopted by said Council at a regular meeting on the 7th day of December, 1994.


KAREN DODD, City Clerk
City of Indio, California

RESOLUTION NO. 5891

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA,
APPROVING PROJECT MASTER PLAN 94-10-1.

WHEREAS, on September 14, 1994, U.S. Home Corporation filed a Project Master Plan for a golf course and age-restricted residential community development including a neighborhood commercial shopping area, which encompasses a total of 379 acres; and

WHEREAS, on November 9, 1994, the Planning Commission of the City of Indio, conducted a duly advertised public hearing, reviewed the staff report, considered testimony both for and against the proposed Project Master Plan, and recommended approval to the City Council; and

WHEREAS, on December 7, 1994, the City Council of the City of Indio held a legally advertised public hearing, reviewed the staff report, environmental report and considered testimony both for and against the proposed Project Master Plan and concluded the proceedings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA,
HEREBY RESOLVES, TO WIT:

I

That Project Master Plan 94-10-1 is approved based on the following findings:

1. That the proposed project is consistent with the policies of the Indio General Plan 2020.
2. That the proposed project is consistent with CSP 94-9-2.3. That per Section 15168 of the California Environmental Quality Act (CEQA) Guidelines, Community Development Department Staff has determined that environmental impacts associated with the proposed project have already been analyzed in the program environmental impact report prepared in 1993 for the Indio General Plan 2020 and in additional technical studies for 380 acres in the northern portion of the CSP area; conditions of approval are proposed for the project to ensure that environmental impacts associated with the project are mitigated.

II

That Project Master Plan 94-10-1 is approved based on the following conditions:

1. That the specific standards and guidelines as noted in Project Master Plan 94-10-1 shall be incorporated.
2. That any amendments made at the time of adoption of the Draft PMP 94-10-1 shall be incorporated in the Final PMP 94-10-1. -
3. That the applicant shall submit for Design Review approvals, the following: all housing models, the maintenance building, the clubhouse and grounds, and all signage.
4. That any medium density residential areas shall not exceed the maximum density allowance for Residential Medium land use designations as stated in the General Plan. The density allowance will be based on the Project Master Plan guidelines and shall be calculated on an overall average basis. In any event, the overall dwelling unit total will not exceed 1300 units.
5. That overall density of the residential development shall not exceed the maximum 5.0 dwelling units per acre.
6. That all parking spaces for residential units shall be provided with a garage and/or covered parking spaces.
7. That the Neighborhood Commercial Shopping Center shall range in size from 120,000 to 140,000 square feet.
8. That the maximum lot coverage for single family residential units shall be 60%.
9. That the maximum height for medium density residential units shall be increased from 30 ft. to 35 ft.
10. That approval of this project shall be based on Exhibit A (the actual document).
11. That the material board shall be approved as per Exhibit G
12. That the applicant shall satisfy all Building Department, Public Works, Engineering Services, Fire Department and the appropriate sanitary district requirements. It is the responsibility of the entitled person/entity to review the project with the noted departments.
13. That all access points and paths of travel shall be designed to meet or exceed all handicapped requirements as outlined in applicable building codes.
14. That security locks shall be placed on all doors and windows, including sliding glass doors.

15. That all applicable City of Indio Capital Impact Fees and Desert Sands Unified School District Impact Fees shall be paid at the time building permits are issued for the proposed project.
16. That sewer plans shall be submitted to the appropriate sanitary district for approval.
17. That grading plans shall be submitted to the City of Indio prior to any grading. Said plans shall address all applicable PM 10 regulations.
18. That following approval of this project the applicant shall have ninety (90) days to abate the property of all trash, debris, public nuisances, and fire hazards. The applicant is to contact the Fire and Code Enforcement Departments for instructions.
19. That all utilities shall be relocated and/or buried where required.
20. That any business license(s) shall receive approval from the Building and Fire Departments prior to issuance.
21. That all buildings shall meet or exceed the fire protection requirements of the Indio Fire Department.
22. That Fire Hydrants shall be installed per requirements of the Indio Fire Department.
23. That the applicant shall install backflow prevention devices per City of Indio Standards, including to be buried or painted a blending color and adequately screened with landscaping.
24. That on-site lighting shall be located to not create: traffic hazards, nuisances to surrounding properties, or illumination of the night sky. Light standard design, location and illumination shall be approved by Community Development staff before installation.
25. That the applicant shall install an automatic irrigation system for all landscaped areas and that all landscaping shall be properly maintained on a continuous basis.
26. That the developer shall provide and process the formation of a lighting and landscape maintenance district. All documentation for the processing or formation of such a district shall be processed along with the final map. In the event the final map is for only a portion of the project, the district shall encompass the entire property.
27. That trees shall be planted at a rate of 1 for every 20 feet of parking lot street frontage plus 1 tree for every 4 linear parking stalls or 8 opposing parking stalls.
28. That all landscaped areas or planter boxes shall be protected from vehicles by concrete curbs which meet or exceed City of Indio Standards.

29. That curb, gutter, sidewalk and street improvements shall be made by the applicant along all project street frontage.
30. That a decorative block wall and wrought iron fence shall be constructed to enclose the property. The design of the wall shall be subject to the Design Review Process.
31. That any roof-mounted on equipment on the commercial portion shall be hidden from view by a parapet wall, at least as high as the highest piece of equipment, around the entire perimeter of the building.
32. That no roof-mounted equipment including a/c units, satellite dishes, and antennas, shall be located on the roof in any portion of the residential project area except for the clubhouse and maintenance buildings which may utilize roof mounted equipment if screened from view.
33. That permanent ladders shall not be located on the exterior of the building.
34. That no roof signs shall be allowed.
35. That the freestanding sign shall not encroach into the public right-of-way.
36. That no sign approval is granted with this application. Any request for signs shall be brought back to the Planning Commission for approval.
37. That any trash enclosure shall meet the City of Indio recycling and solid waste standards, have solid metal gates, and be approved by Community Development Staff prior to the issuance of any building permit.
38. That any trash enclosure be designed in a manner consistent with the adjacent walls or building architecture.
39. That any trash enclosure shall be large enough to accommodate recyclable materials.
40. That the developer and successors shall create and maintain a graffiti paint-out program.
41. That the developer shall inform all potential purchasers whether or not any special districts (i.e. lighting and landscaping districts) are proposed for the subdivision. Said form shall be approved by the Director of Public Services prior to issuance of a grading permit.
42. That the applicant shall construct all perimeter walls/fences such that when there is an uphill side, that side shall measure a minimum height of six (6) feet.
43. That the applicant shall construct all side yard walls/fences, not in the front yard setback such that when there is an uphill side, that side shall measure a minimum height of six (6) feet.

44. Applicant shall transmit to the city, for approval, copies of all materials utilized to inform buyers and potential buyers of the possibility of being included in a Lighting and Landscaping District.
45. Applicant shall participate in the Lighting and Landscaping District on a per lot basis for any unsold lot.
46. Applicant shall comply with all requirements of the California Regional Water Quality Control Board (Colorado River Basin Region) prior to the issuance of any permits by the City of Indio.
47. Exterior security lighting systems shall have a permit issued by the Building Department.
48. Exterior security lighting systems shall not be on continuously, but shall have motion detectors installed to activate.
49. Block walls exposed to public right-of-way shall incorporate a landscaping design which discourages access to the wall by those applying graffiti.
50. Applicant shall install full off-site improvements per City Standards as further modified by the Project Master Plan and the recommendations of Section VII Traffic Study report by Endo Engineering. The improvements will include complete off-site improvements on both sides of Fred Waring Drive from Jefferson Street to Burr Street and south side improvements from Burr Street to the All American Canal and half-street improvements along the project frontage of Jefferson Street, Burr Street, Miles Avenue and 43rd Avenue.
51. The applicant shall retain minimum 100-year storm water on-site and comply with NPDES requirements.
52. The applicant shall provide a loop water main system acceptable to the City of Indio, Engineering Services.
53. The applicant shall provide landscaping along all exterior streets per City Standard as modified by the Project Master Plan.
54. The applicant shall provide corner setback for acceptable visibility in the intersections, as approved by Staff.
55. The applicant shall install a coordinated traffic signal at the main gate on Fred Waring Drive.
56. The applicant shall include striping and traffic control devices necessary to operate traffic safely and efficiently.
57. That the applicant shall provide all the required right-of-way per the General Plan Circulation Element as amended (reducing Burr Street to a Collector Street).

58. All utility services shall be installed underground to new developments with the exception of electrical transmission lines operating at voltages at or above 92kV.
59. A ten foot wide public utility easement shall be granted adjacent to all streets for the placement of underground utilities by utility purveyors. The easement shall be shown on the final tract map title sheet and shall be signed off by the Imperial Irrigation District on the originals prior to recordation.
60. The Owner/Developer/Contractor shall provide and install the underground conduit and vault system (including street lighting system, if any) complete and at their expense and to standards established by Imperial Irrigation District.
61. Imperial Irrigation District shall have access at all times to any District facility for maintenance and emergency situations. If gated communities, provisions shall be made for this access.
62. Applicant shall comply with all mitigation measures recommended in technical studies as included in Appendix B of Project Master Plan 94-10-1 or an equivalent mitigation as determined by the Community Development Department. That these Conditions of Approval shall be incorporated into the Final PMP 94-10-1.

III

Copies of this Resolution shall be forwarded to the applicant and Community Development Department.

IV

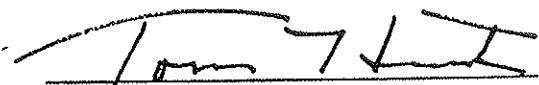
PASSED, APPROVED AND ADOPTED this 7th day of December, 1994, by the following vote, to wit:

AYES: Councilmembers Cervello, Hall, Holt, Lopez, Mayor Hunt

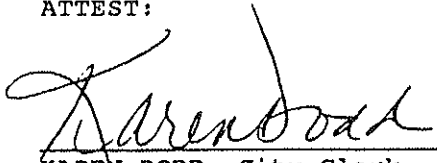
NOES: None

ABSENT: None

ABSTAINED: None


TOM HUNT, Mayor
City of Indio, California


ATTEST:



KAREN DODD, City Clerk
City of Indio, California

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF INDIO)

I, KAREN DODD, City Clerk of the City of Indio, do hereby certify the foregoing to be a full, true and correct copy of Resolution No. 5891 of the City Council of the City of Indio, adopted by said Council at a regular meeting on the 7th day of December, 1994.



KAREN DODD, City Clerk
City of Indio, California

RESOLUTION NO. 5892

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 28043 (TM 94-9-318)

WHEREAS, on September 14, 1994, U.S. Home Corporation filed a Tentative Tract Map to subdivide 185 acres of a 379 acre golf course, age-restricted residential community and neighborhood commercial shopping center project for the development of a maximum of 1300 residential units surrounding the golf course; and

WHEREAS the City processed said application pursuant to the Subdivision Map Act (commencing with Section 66410, Title 7 of the Government Code), and the California Environmental Quality Act of 1970, as amended; and

WHEREAS, on November 9, 1994, the Planning Commission of the City of Indio, conducted a duly advertised public hearing, reviewed the staff report, considered testimony both for and against the proposed Tentative Tract Map, and recommended approval to the City Council; and

WHEREAS, on December 7, 1994, the City Council of the City of Indio held a legally advertised public hearing, reviewed the staff report, environmental report and considered testimony both for and against the proposed Tentative Tract Map and concluded the proceedings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA, HEREBY RESOLVES, TO WIT:

I

That Tentative Tract Map 28043 (TM 94-9-318) is approved based on the following findings:

1. That the proposed project is consistent with the policies of the Indio General Plan 2020.
2. That the proposed project is consistent with CSP 94-9-2.
3. That the proposed project is consistent with PMP 94-10-1.
4. That per Section 15168 of the California Environmental Quality Act (CEQA) Guidelines, Community Development Department Staff has determined that environmental impacts associated with the proposed project have already been analyzed in the program environmental impact report prepared in 1993 for the Indio General Plan 2020 and in additional technical studies; conditions of approval are proposed for the project to ensure that environmental impacts associated with the project are mitigated.

II

That Tentative Tract Map 28043 (TM 94-9-318) is approved based on the following conditions:

1. That this entitlement shall expire two (2) years from the date of City Council approval unless recorded or extended.
2. That approval of this project shall be based on Exhibit A.
3. That the applicant shall satisfy all Building Department, Public Works, Engineering Services, Fire Department and the appropriate sanitary district requirements. It is the responsibility of the entitled person/entity to review the project with the noted departments.
4. That all applicable City of Indio Capital Impact Fees and Desert Sands Unified School District Impact Fees shall be paid at the time building permits are issued for the proposed project.
5. That grading plans shall be submitted to the City of Indio prior to any grading. Said plans shall comply with all applicable PM 10 regulations.
6. That following approval of this project the applicant shall have ninety (90) days to abate the property of all trash, debris, public nuisances, and fire hazards. The applicant is to contact the Fire and Code Enforcement Departments for instructions.
7. That all utilities shall be relocated and/or buried where required.
8. That any business license(s) shall receive approval from the Building and Fire Departments prior to issuance.
9. That all buildings shall meet or exceed the fire protection requirements of the Indio Fire Department.
10. That Fire Hydrants shall be installed per requirements of the Indio Fire Department.
11. That the applicant shall install backflow prevention devices per City of Indio Standards, including to be buried or painted a blending color and adequately screened with landscaping.
12. That on-site lighting shall be located to not create: traffic hazards, nuisances to surrounding properties, or illumination of the night sky. Light standard design, location and illumination shall be approved by Community Development staff before installation.
13. That the applicant shall install an automatic irrigation system for all landscaped areas and that all landscaping shall be properly maintained on a continuous basis.

14. That the applicant include as part of the PM 10 dust control plan the installation of perimeter landscaping per the Project Master Plan as soon as practicable after completion of the mass and fine grading.
15. That the developer shall provide and process the formation of a lighting and landscape maintenance district. All documentation for the processing or formation of such a district shall be processed concurrent with the final map. In the event the final map is for only a portion of the project, the district shall encompass the entire property.
16. That curb, gutter, sidewalk and street improvements shall be made by the applicant along all project street frontage.
17. That a decorative block wall and wrought iron fence shall be constructed to enclose the property. The design of the wall shall be subject to the Design Review process.
18. That no sign approval is granted with this application. Any request for signs shall be brought back to the Planning Commission for approval.
19. That any temporary trash enclosure shall meet the City of Indio's recycling and solid waste standards, have solid metal gates, and be approved by Community Development Staff prior to issuance of any building permit.
20. That all trash enclosures shall be large enough to accommodate recyclable materials.
21. That the developer and successor shall create and maintain a graffiti paint-out program.
22. That the developer shall inform all potential purchasers whether or not any special districts (i.e. lighting and landscaping districts) are proposed for the subdivision. Said form shall be approved by the Director of Public Services prior to issuance of a grading permit.
23. Applicant shall transmit to the city, for approval, copies of all materials utilized to inform buyers and potential buyers of the possibility of being included in a Lighting and Landscaping District.
24. Applicant shall cause to be recorded with the recordation of the Final Map a statement which states, "All parcels within this subdivision may be subject to annexation into a Lighting and Landscaping District."
25. Applicant shall participate in the Lighting and Landscaping District on a per lot basis for any unsold lot.
26. Applicant shall comply with all requirements of the California Regional Water Quality Control Board (Colorado River Basin Region) prior to the issuance of any permits by the City of Indio.

27. Exterior security lighting systems shall have a permit issued by the Building Department.
28. Applicant shall install full off-site improvements per City Standards as further modified by the Project Master Plan and the recommendations of Section VII Traffic Study report by Endo Engineering. The improvements will include complete off-site improvements on both sides of Fred Waring Drive from Jefferson Street to Burr Street and south side improvements from Burr Street to the All American Canal and half-street improvements along the project frontage of Jefferson Street, Burr Street, Miles Avenue and 43rd Avenue.
29. The applicant shall retain minimum 100-year storm water on-site and comply with NPDES requirements.
30. The applicant shall provide a loop water main system acceptable to the City of Indio, Engineering Services.
31. The applicant shall provide landscaping along all exterior streets per the City Standards as modified by the Project Master Plan.
32. The applicant shall provide corner setback for acceptable visibility in the intersections, as approved by Staff.
33. The applicant shall install a coordinated traffic signal at the main gate on Fred Waring Drive.
34. The applicant shall include striping and traffic control devices necessary to operate traffic safely and efficiently.
35. That the applicant shall provide all the required right-of-way per the General Plan Circulation Element as amended (reducing Burr Street to a collector street).
36. All utility services shall be installed underground to new developments with the exception of electrical transmission lines operating at voltages at or above 92kV.
37. A ten foot wide public utility easement shall be granted adjacent to all streets for the placement of underground utilities by utility purveyors. The easement shall be shown on the final tract map title sheets and shall be signed off by the Imperial Irrigation District on the originals prior to recordation.
38. The Owner/Developer/Contractor shall provide and install the underground conduit and vault system (including street lighting system, if any) complete and at their expense and to standards established by Imperial Irrigation District.
39. Imperial Irrigation District shall have access at all times to any District facility for maintenance and emergency situations. If gated communities, provisions shall be made for this access.

40. Applicant shall comply with all mitigation measures recommended in technical studies as included in Appendix B of Project Master Plan 94-10-1 or an equivalent mitigation as determined by the Community Development Staff.

III

Copies of this Resolution shall be forwarded to the applicant, the City Engineer and Community Development Department and the conditions cited herein shall be complied with when processing the final map.

IV

PASSED, APPROVED AND ADOPTED this 7th day of December, 1994, by the following vote, to wit:

AYES: Councilmembers Cervello, Hall, Holt, Lopez, Mayor Hunt

NOES: None

ABSENT: None

ABSTAINED: None



TOM HUNT, Mayor
City of Indio, California

ATTEST:



KAREN DODD, City Clerk
City of Indio, California

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF INDIO)

I, KAREN DODD, City Clerk of the City of Indio, do hereby certify the foregoing to be a full, true and correct copy of Resolution No. 5892 of the City Council of the City of Indio, adopted by said Council at a regular meeting on the 7th day of February, 1995.

A handwritten signature in cursive script that reads "Karen Dodd". The signature is written in black ink and is positioned above a horizontal line.

KAREN DODD, City Clerk
City of Indio, California

ORDINANCE NO. 1170

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT RELATING TO A MULTI-PHASED GOLF COURSE, AGE-RESTRICTED RESIDENTIAL COMMUNITY AND NEIGHBORHOOD COMMERCIAL DEVELOPMENT (U.S. HOME CORPORATION).

WHEREAS, the City Council of the City of Indio, California did on the 7th day of December, 1994, hold a duly noticed public hearing to consider a Development Agreement between the City of Indio and U.S. Home Corporation concerning a 380 acre multi-phased golf course, age-restricted residential community and neighborhood commercial development project within the City;

WHEREAS, at said public hearing, upon hearing and considering all testimony arguments, if any, of all interested parties desiring to be heard, said City Council did find the following facts and reasons to exist to justify a recommendation of approval:

1. That the proposed agreement is consistent with the policies of the Indio General Plan 2020.
2. That the proposed agreement is consistent with the adopted Conceptual Specific Plan 94-9-2.
3. That the proposed agreement is consistent with the adopted Project Master Plan 94-10-1.
4. That per Section 15168 of the California Environmental Quality Act (CEQA) Guidelines. Community Development Department Staff has determined that environmental impacts associated with the proposed agreement have already been analyzed in the program environmental impact report prepared in 1993 for the Indio General Plan 2020 and in additional technical studies for the 380 acre project; conditions of approval are proposed for the project to ensure that environmental impacts associated with the project are mitigated.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Indio, California, as follows:

1. That the above recitations are true and correct and constitute the findings of the Council in this case.

2. That the Development Agreement between the City and U.S. Home Corporation is on file in the Office of the City Clerk.
3. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in the Indio Post, a newspaper of general circulation, printed, published and circulated within the City of Indio and the same shall be in full force and effect thirty (30) days after its adoption.

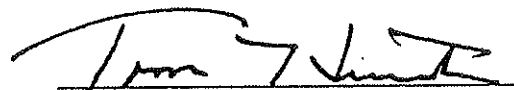
PASSED, APPROVED and ADOPTED this 1st day of February, 1995 by the following vote:

AYES: Councilmembers Cervello, Hall, Holt, Lopez, Mayor Hunt

NOES: None

ABSENT: None

ABSTAINED: None



TOM HUNT, Mayor
City of Indio, California


ATTEST:



KAREN DODD, City Clerk
City of Indio, California

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF INDIO)

I, KAREN DODD, City Clerk of the City of Indio, do hereby certify the foregoing to be a full, true and correct copy of Ordinance No. 1170 of the City Council of the City of Indio, duly introduced on the 18th day of January, 1995 at a regular meeting, and was passed and adopted by said City Council at a regular meeting thereof, held on the 1st day February, 1995, not being less than five (5) days after the date of introduction.


KAREN DODD, City Clerk
City of Indio, California

APPENDIX C

(UNDER SEPARATE COVER)

DEVELOPMENT AGREEMENT